

CITY OF FRANKLIN  
COMMON COUNCIL MEETING\*\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA\*  
TUESDAY, AUGUST 20, 2013, 6:30 P.M.

- A. Call to Order and Roll Call
- B.
  - 1. Citizen Comment Period
  - 2. Announcements from Mayor Taylor of upcoming community events & news items:
    - a. Eagle Scout Tyler Bundies-Dist. #5.
- C. Approval of Minutes
  - 1. Approval of regular meeting of August 6, 2013.
- D. Hearings
  - 1. Public Hearing regarding Special Assessment for extension of sanitary sewer and water main on the west side of S. 76th Street in various locations from W. Puetz Road to W. Faith Drive.
- E. Organizational Business
  - 1. Boards and Commissions Appointment
    - a. Cindy McManus, Environmental Commission-Dist. #3.
- F. Letters and Petitions
- G. Reports and Recommendations
  - 1. 2013 Revaluation Update: Presentation by Mark Link, City of Franklin Assessor.
  - 2. Recap from Civic Celebrations Commission of 2013 activities.
  - 3. Request approval to reauthorize capital budget funding for Fire Station #1 bathroom remodel the amount of \$20,000 to complete Fire Station #1 kitchen remodel.
  - 4. Standards, Findings and Decision of the City of Franklin Common Council upon the application of Franklin Public Schools for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance.
  - 5. Resolution authorizing certain officials to accept a Conservation Easement for and as part of a Site Plan Amendment and Natural Resource Special Exception for property located at 8222 S. 51st Street to allow for a 25% parking increase and additions and renovations to the Franklin High School Building and Site (Tax Key No. 807-9999-001) (Franklin Public Schools, Applicant).
  - 6. Resolution conditionally approving a 2 Lot Certified Survey Map, being a redivision of Lot 3 of Certified Survey Map No. 4918, being a part of the Southeast ¼ of the Southwest ¼ of Section 24, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Wyndham Homes LLC, owner) (3553 W. Sherwood Drive).
  - 7. Resolution imposing conditions and restrictions for the approval of a Special Use for a preschool educational facility use upon property located at 3501 W. Ryan Road (Academy of Preschool Learning, Inc., Applicant).
  - 8. Status report on the Pleasant View/Victory Creek Trail Development Project (immediately south of and east of Pleasant View Elementary School).

Franklin Common Council Agenda

8/20/13

Page Two

9. Change Order No. 5 for the Ryan Creek Interceptor Contract No. 1 for serving the southwest portion of the City, reducing the cost by \$201,213.75.
10. Change Order No. 5 for the Ryan Creek Interceptor Contract No. 2 for serving the southwest portion of the City, reducing the cost by \$260,554.61.
11. Change Order No. 8 for the Ryan Creek Interceptor Contract No. 3 for serving the southwest portion of the City, reducing the cost by \$264,701.89.
12. Change Order No. 4 for the Ryan Creek Interceptor Contract No. 4 for serving the southwest portion of the City, reducing the cost by \$153,909.34.
13. Resolution authorizing officials to execute an Engineering Services Agreement with Ruckert-Mielke for the sanitary sewer lining on S. 35th Street and S. 36th Street between W. Madison Boulevard and W. Marquette Avenue; W. Marquette Avenue between S. 35th Street and S. 36th Street; and the easement between S. 36th Street and S. 37th Place south of W. Madison Boulevard.
14. Population estimate as of January 1, 2013.

H. Licenses and Permits

1. Miscellaneous Licenses.

I. Bills

1. Vouchers and Payroll approval.

J. Adjournment

\*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

\*\*Notice is given that a majority of the Complete Streets and Connectivity Comm., Forward Franklin Economic Development Comm., and Plan Comm. may attend this meeting to gather information about an agenda item over which the Complete Streets and Connectivity Comm., Forward Franklin Economic Development Comm., and Plan Comm. has decision-making responsibility. This may constitute a meeting of the Complete Streets and Connectivity Comm., Forward Franklin Economic Development Comm., and Plan Comm. per State ex rel. Badke v. Greendale Village Board, even though the Complete Streets and Connectivity Comm., Forward Franklin Economic Development Comm., and Plan Comm. will not take formal action at this meeting.

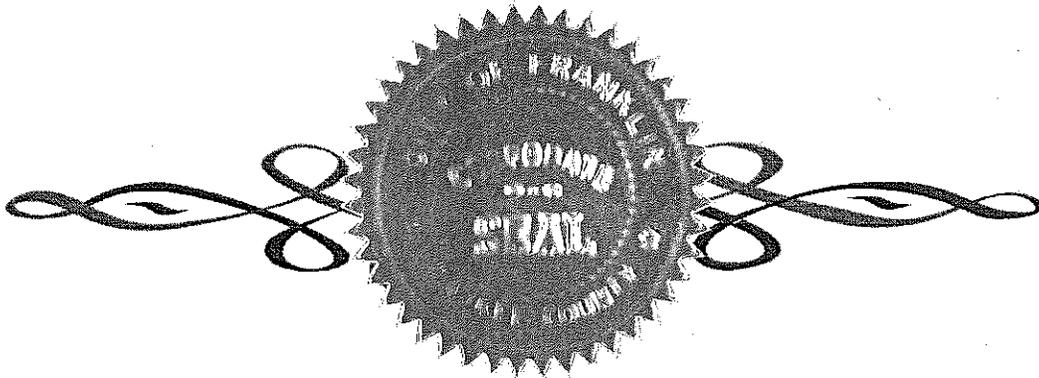
[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

August 22	Plan Commission	7:00 p.m.
September 3	Committee of the Whole AND Common Council	6:30 p.m.

B.2.a.

# THE CITY OF FRANKLIN



*WHEREAS, the conferring of an Eagle Scout is the highest and most coveted rank that can be bestowed upon a Boy Scout, where less than six percent of all Scouts in the United States achieve this goal, and*

*WHEREAS, such an award is an earned award in that the recipient must perform and successfully complete and pass the rigid requirements exacted to achieve an Eagle Scout Award, and*

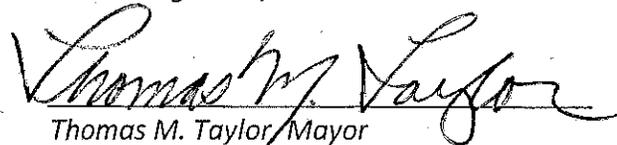
*WHEREAS, Tyler Bundies has been a member of Boy Scout Troop 596 for the past 14 years whereby he achieved the rank of Eagle Scout on August 21, 2012 by earning a total of 30 merit badges, 3 religious awards, served his troop in a number of leadership positions, was a Boy Scout summer camp counselor, and is a member of the Order of the Arrow, and*

*WHEREAS, Tyler's Eagle Scout Service Project involved repairing, refinishing, and painting the stage at Franklin High School that had become an eyesore and potential safety hazard due to age and use. Tyler supervised more than 2 dozen volunteers and dedicated in excess of 150 service hours in planning and implementing its completion, and*

*WHEREAS, Tyler's family, friends, scouting leaders, and other members of Boy Scout Troop 596, and the community are very proud of his achievement.*

*NOW, THEREFORE, I, Thomas M. Taylor, Mayor of the City of Franklin, do hereby congratulate Tyler Bundies on his outstanding achievement of becoming an Eagle Scout.*

Dated: August 18, 2013

  
Thomas M. Taylor, Mayor

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- RES. 2013-6900  
AVIAN ESTATES  
PRELIMINARY PLAT
- G.3. Alderman Dandrea moved to adopt Resolution No. 2013-6900, A RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY PLAT FOR AVIAN ESTATES SUBDIVISION (AT APPROXIMATELY 7120 TO 7400 WEST PUETZ ROAD)(AVIAN ESTATES, LLC, APPLICANT). Seconded by Alderman Mayer. All voted Aye; motion carried.
- RES. 2013-6901  
ENGINEERING  
SERVICES AGREEMENT  
WITH KAEMPFER
- G.4. Alderman Taylor moved to adopt Resolution No. 2013-6901, A RESOLUTION AUTHORIZING OFFICIALS TO EXECUTE AN ENGINEERING SERVICE AGREEMENT WITH KAEMPFER AND ASSOCIATES, INC. FOR THE WATER MAIN EXTENSION ON W. ST. MARTINS ROAD FROM A POINT 430 FEET SOUTHEAST OF S. CHAPEL HILL DRIVE TO W. CHAPEL HILL DRIVE. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- S. NORTH CAPE RD.  
RECONSTRUCTION  
AND SIDEWALK/PATH
- G.5. Alderman Skowronski moved to direct staff to proceed with Milwaukee County with the preference to utilize an urban section with an 8 foot wide sidewalk/path on the east side of S. North Cape Road from Hi View Drive in Muskego to the intersection of Carroll Circle and W. Forest Home Avenue and direct staff to negotiate an agreement with Milwaukee County to include the preliminary engineering costs as part of the project shared cost if the County proceeds with the urban section with an 8 foot wide sidewalk/path and return to the Council with an agreement with the County's consultant for the cost to prepare the preliminary plans and indicates if the City would be responsible for clearing the snow and ice from this sidewalk/path. Seconded by Alderman Taylor. All voted Aye; motion carried.
- 70/30 GOAL
- G.6. Alderman Mayer vacated his seat at this time.  
Alderman Taylor moved to refer the 70/30 goal to the next scheduled Committee of the Whole. Seconded by Alderman Wilhelm. All voted Aye; motion carried.  
Alderman Mayer returned to his seat.
- CLOSED SESSION-  
NOTICE OF CLAIM AND  
DAMAGES  
DERTZ/RYAN V.  
FRANKLIN AND MMSD
- G.7. Alderman Skowronski moved to disallow in its entirety the Notice of Claim and Damages from Timothy Dertz and Basil Ryan seeking to have the recent tax levy imposed by the Milwaukee Metropolitan Sewerage District and/or Franklin declared void and illegal based upon, dated April 13, 2013. Motion died due to the lack of a second.  
Alderman Taylor moved to enter closed session at 7:10 p.m. pursuant to 19.85(1)(e) and (g), Stats., to consider a Notice of Claim and Damages from Timothy Dertz and Basil Ryan seeking to have the recent tax levy imposed by the Milwaukee Metropolitan

NOTICE OF CLAIM-  
CONTINUED

Sewerage District and/or Franklin declared void and illegal, and reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Schmidt. On roll call, Aldermen Dandrea, Mayer, Wilhelm, Taylor, and Schmidt voted Aye; Alderman Skowronski voted No. Motion carried.

Upon reentering open session at 7:59 p.m., Alderman Schmidt moved to disallow in its entirety the Claim or Claims from Timothy Dertz and Basil Ryan presented in the Notice dated April 13, 2013, upon the advice and recommendation seeking to have the recent tax levy imposed by the Milwaukee Metropolitan Sewerage District and/or Franklin declared void and illegal based upon, per League of Wisconsin Municipalities and their attorneys, and concurred with by the Franklin City Attorney. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

MISCELLANEOUS  
LICENSES

H.1. Alderman Dandrea moved to grant the following licenses:

Operator License to Gaus, Nicole L., 929 N. 8th St., #15, Sheboygan; Torralba, Anderzon, 1029 S. 10th St., Milw.; Huske, Andrew (temporary), 5315 W. Arizona St., Milw.; Bellanti, Mary A., 608A Cornerstone Crossing, Waterford; Clark, Ashley, 6320 N. 91st St. #3, Milw.; Cordio, Kelly M., 1801 Palmer St., Stoughton; Gramblicka, Scott S., 3590 S. Sandalwood Dr., New Berlin; Heller, Megan M., 2937 N. Frederick Ave., Milw.; Morgan, Elizabeth A., 849 Ridgewood Dr., Waukesha; Murray, Courtney L., 5541 S. 43rd St., Greenfield; Runnoe, Amanda J., 2827 W. Parnell Ave., Apt. 312, Milw.; Trudeau, John C., 11410 W. Mayers Dr. and Zielinski, Janelle J., 8825 S. 116th St.;

Temporary Class B Beer and Temporary Entertainment & Amusement License to Hales Corners-Franklin VFW Post 10394, Person in Charge: Andrew Hushek at St. Martins Fair on September 1-2, 2013;

Temporary Entertainment & Amusement to JJ Concessions-Ring Toss, Person in Charge: Lisa Lippert-Dixon at St. Martins Fair on September 1-2, 2013;

Extraordinary Entertainment & Special Event to Alterra Coffee Mountain Bike Team, Person in Charge: Todd Somers at 7900 W. Crystal Ridge for Alterra Coffee Bean Classic Mountain Bike Race on August 17-18, 2013;

LICENSES-  
CONTINUED

Also moved to hold Operator License for Theoharis, Kelly A., 2820 W. Juneau Ave., Milw.; Galindo, Angelina, 2920 S. 9th St., Milw.; Schneider, Halee L., 8100 W. Tripoli Ave., Milw. and Kuglitsch, Kelly K., 349 E. Montana St., Milw., all subject to appearing before the License Committee;

Also moved to deny Operator License for Alvarez, Juan M., 7166 S. 37th Pl. for habitual law offender contrary to §125.04(5)(a) and (b), Stats. and Boldt, Sheila M., 1554 S. 76th St., Caledonia for habitual criminality record contrary to §125.04, Stats. Seconded by Alderman Skowronski. All voted Aye; motion carried.

VOUCHERS AND  
PAYROLL

- I.1. Alderman Schmidt moved to approve net general checking account City vouchers in the range Nos. 148063 through Nos. 148234 in the amount of \$1,086,546.25 dated August 6, 2013. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.
- Alderman Mayer moved to approve net payroll dated August 9, 2013, in the amount of \$334,062.36 and payment of the various payroll deductions in the amount of \$197,448.39 plus any City matching payments, where required. Seconded by Alderman Taylor. On roll call, all voted Aye. Motion carried.
- Alderman Dandrea moved to approve property tax checking account vouchers in the range Nos. 11068 through 11075 in the amount of \$496.52 dated August 6, 2013. Seconded by Alderman Schmidt. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

- J. Alderman Taylor moved to adjourn the meeting at 8:40 p.m. Seconded by Alderman Mayer. All voted Aye; motion carried.

<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>8/20/13</b>
<b>HEARINGS</b>	<b>Special Assessment for extension of sanitary sewer and water main on the west side of S. 76th Street in various locations from W. Puetz Road to W. Faith Drive</b>	<b>ITEM NUMBER</b> <i>D.1.</i>

Following a presentation by the City Engineer on 8/20/13 the Council may accept public comment regarding the proposed extension of sanitary sewer and water main on the west side of S. 76<sup>th</sup> Street in various locations from W. Puetz Road to W. Faith Drive.

**COUNCIL ACTION REQUESTED**

CITY OF FRANKLIN  
OFFICIAL NOTICE

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENT FOR  
EXTENSION OF SANITARY SEWER AND WATER MAIN ON THE WEST SIDE OF  
S. 76TH STREET IN VARIOUS LOCATIONS FROM  
W. PUETZ ROAD TO W. FAITH DRIVE

NOTICE IS HEREBY GIVEN that the Common Council of the City of Franklin has declared its intention to exercise its police powers under Section 66.0701, Wisconsin Statutes, and Section 207-15, Franklin Municipal Code, to levy special assessments for sanitary sewer and water main installation improvements, in the following locations:

"West side of S. 76th Street in various locations from W. Puetz Road to W. Faith Drive"

A report showing proposed plans and proposed assessments and other data is on file in the Clerk's Office at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin, 53132.

NOTICE IS HEREBY GIVEN that such report is open for review and inspection from Monday through Friday, between the hours of 9:00 a.m. and 12 noon and 1:00 p.m. and 4:30 p.m. and will be so continued for the period of ten (10) days after the date of publication of this notice.

NOTICE IS ALSO HEREBY FURTHER GIVEN that on **TUESDAY, AUGUST 20, 2013 at 6:30 p.m.** the Common Council will be in session in their chambers at Franklin City Hall, 9229 W. Loomis Rd., Franklin, WI, 53132 to hear all persons interested, their agents or attorneys, concerning the matter contained in the preliminary resolution and report, including proposed assessments.

If you have any questions contact City Engineer John Bennett at 425-7510.

By order of the Common Council of the City of Franklin, Wisconsin, the 23rd day of July, 2013.

Sandra L. Wesolowski  
City Clerk

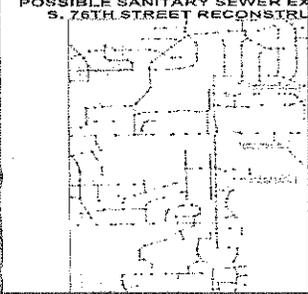
## S. 76TH STREET SANITARY SEWER & WATER MAIN EXTENSION

**SANITARY SEWER EXTENSION - PROJECT 52010 -101**  
 Three locations are without sanitary sewer between W. Faith Drive and W. Puetz Road

**WATER MAIN EXTENSION - PROJECT 52010 -101**  
 Four locations are without water main between W. Faith Drive and W. Puetz Road

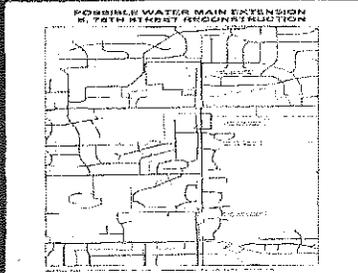
## PROPOSED SANITARY SEWER EXTENSION

POSSIBLE SANITARY SEWER EX  
 S. 76TH STREET RECONSTRU



## PROPOSED WATER MAIN EXTENSION

POSSIBLE WATER MAIN EXTENSION  
 S. 76TH STREET RECONSTRUCTION

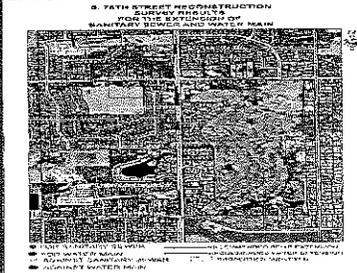


## HISTORY OF PROPOSED SANITARY SEWER & WATER MAIN EXTENSION

- In September 2012 a survey was conducted relative to the extension of sanitary sewer and water and the results were mixed as follows:

## SURVEY RESULTS AUGUST 4, 1998

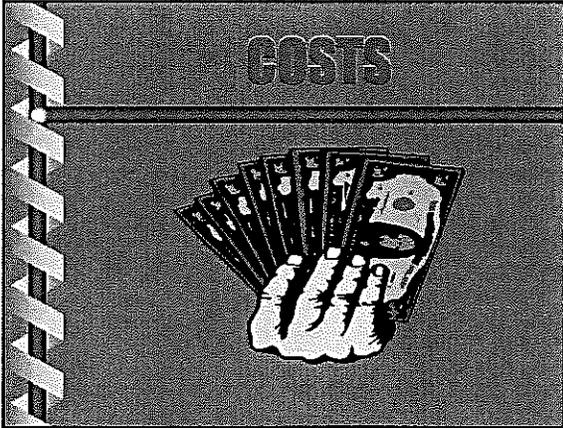
S. 76TH STREET RECONSTRUCTION  
 SURVEY RESULTS OF  
 SANITARY SEWER AND WATER MAIN



## INTRODUCTION

PRELIMINARY RESULTS OF SPECIAL ASSESSMENTS

The Common Council of the City of Franklin directed Graef USA Inc., as its authorized representative, to prepare plans and specifications for the extension of sanitary sewer and water and the Report on Special Assessments for the installation of sanitary sewer and water main and laterals in the west side of S. 76<sup>th</sup> Street between W. Faith Drive and W. Puetz Road, in the City of Franklin, as included in Resolution No. 2013-6898, adopted on July 23, 2013.



## COST SUMMARY SANITARY SEWER

- Assessable Constr. Cost **\$217,987.80**
- City's Cost **\$ 120,741.98**
- Assessable Lateral Cost **\$ 24,007.36**
- Total Project Cost **\$241,995.16**

## COST SUMMARY WATER MAIN

- Assessable Constr. Cost **\$ 497,764.82**
- City's Cost **\$ 297,779.22**
- Assessable Lateral Cost **\$ 43,152.00**
- Total Project Cost **\$442,956.02**

## ASSESSMENT SUMMARY SANITARY SEWER

- Total Frontage **1172.32 LF**
- Assess. Frontage **1182.32 LF**
- Assessment Rate **\$184.37'/FT**
- 8 inch lateral assessment rate (Commercial) **\$ 1,989.36**
- 8 inch lateral assessment rate (water in front yard) **\$ 4,296.64**
- 8 inch lateral assessment rate **\$ 3,489.00**
- Assessment Return **\$121,253.19**

\* \$82.25 per foot will be used for residential zoning and for the sanitary sewer assessment rates due to the City of Franklin cap.

## ASSESSMENT SUMMARY WATER MAIN

- Total Frontage **2,418.38 LF**
- Assess. Frontage **2,478.90 LF**
- Assessment Rate **\$ 193.78'/FT**
- Lateral Assessment Rate **\$ 2,697.00**
- Assessment Return **\$204,769.72**

\* \$65.25 per foot will be used for residential zoning for the water main assessment rates due to the City of Franklin cap.

## ASSESSMENT RATE

<b>SANITARY SEWER</b>	
Residential Zoning	<b>\$82.25/ft</b>
<b>WATER MAIN</b>	
Residential Zoning	<b>\$65.25/ft</b>

## LATERAL

### SANITARY SEWER

6 INCH NO WELL	\$1,909.36
6 INCH WITH WELL	\$4,296.64
8 INCH	\$3,480.00

### WATER MAIN

1-1/4 INCH	\$2,697.00
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## BENEFIT STATEMENT SANITARY SEWER

- Assurance of treatment by a wastewater treatment facility.
- Elimination of the need for maintenance and repair of individual on-site septic systems.
- Elimination of the potential for contamination of groundwater serving private water supply wells, by pathogenic or disease-causing micro-organisms present in wastewater.

## BENEFIT STATEMENT SANITARY SEWER

- Elimination of the potential for odors due to wastewater from on-site septic systems seeping out of the ground during seasonal periods of high groundwater.
- The developability of vacant, under-developed or partially developed properties which are deferred from development by lack of municipal sanitary sewer systems causing a negative impact on the fair market value.

## BENEFIT STATEMENT WATER MAIN

- Increased fire protection.
- Reliability of supply.
- Assurance of a water supply which has been routinely tested for potability.
- Elimination of the need for maintenance and repair of individual wells.

## BENEFIT STATEMENT WATER MAIN

- The developability of vacant, under-developed or partially developed properties.
- The elimination of the potential for cross-contamination between individual limestone wells.
- The elimination of the use of limestone aquifers which are more susceptible to contamination by pollution from surface contaminants including fertilizers, pesticides and spills.

## COST EXAMPLE SANITARY SEWER (100 FT. WIDE PROPERTY)

100 FT. WIDE PROPERTY  
FRONTAGE ASSESSMENT @ \$82.95 / FT.

100 FT. @ \$ 82.95 =	\$ 8,295.00
LATERAL	\$ 1,909.36
CONNECTION CHARGE	\$ 600.00
<b>SUB-TOTAL ( Paid to City )</b>	<b>\$ 10,804.36</b>

### COST EXAMPLE SANITARY SEWER

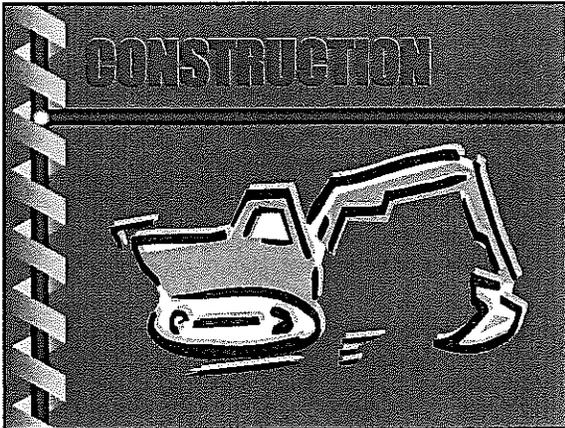
- 100 FT. WIDE PROPERTY
- FRONTAGE ASSESSMENT @ \$02.25 /FT.

100 FT. @ \$ 02.25 =	\$ 8,225.00
LATERAL	\$ 4,296.64
CONNECTION CHARGE	\$ 600.00
<b>SUB-TOTAL (Paid to City)</b>	<b>\$ 13,121.64</b>

### COST EXAMPLE WATER MAIN

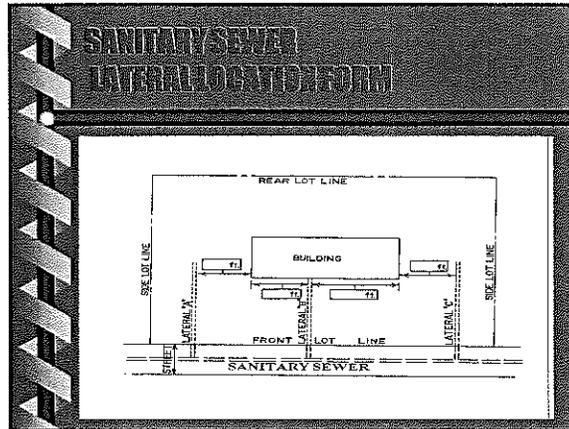
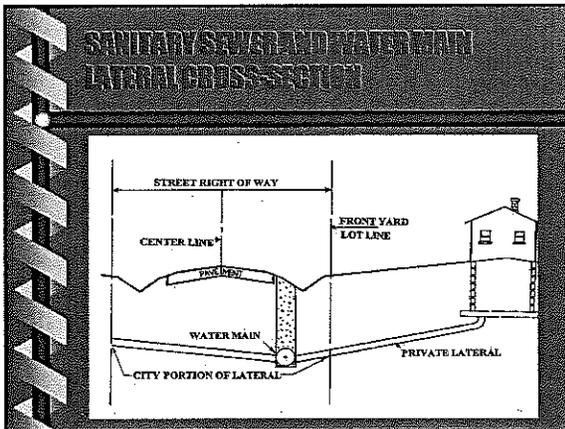
- 100 FT. WIDE PROPERTY
- FRONTAGE ASSESSMENT @ \$65.25 /FT.

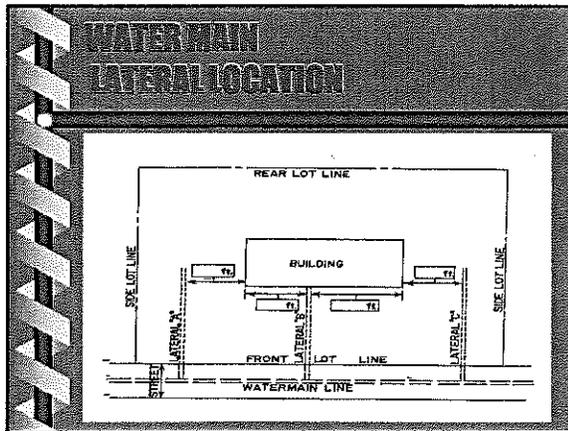
100 FT. @ \$ 65.25 =	\$ 6,525.00
LATERAL	\$ 2,697.00
CONNECTION CHARGE	\$ 1,970.00
<b>SUB-TOTAL (Paid to City)</b>	<b>\$ 11,192.00</b>



### CONSTRUCTION METHODS

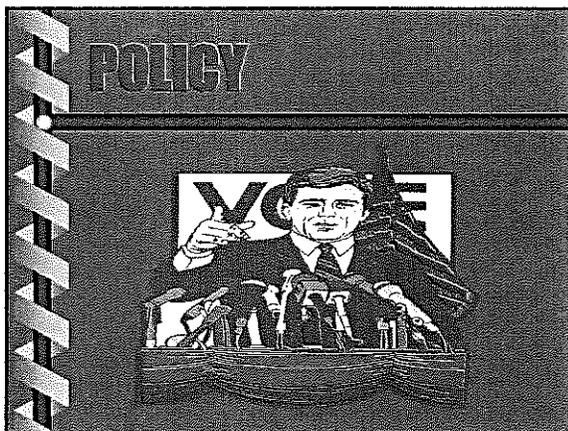
- SANITARY SEWER AND WATER MAIN TO BE INSTALLED IN THE DITCH AREA ON THE WEST SIDE.
- DURING CONSTRUCTION - RESIDENTS WILL HAVE ACCESS AT ALL TIMES.
- AFTER CONSTRUCTION OF SANITARY SEWER AND WATER MAIN, THE DITCH AREA WILL BE RESTORED.





### SERVICE LATERALS

- EACH LOT WILL RECEIVE ONE LATERAL
- EXTRA LATERALS ARE AVAILABLE AT THE STATED LATERAL RATE



### SPECIAL ASSESSMENT POLICY

- Maximum assessment rate (Sanitary Sewer)  
Single family and two family—\$82.25 per front foot
- Maximum assessment rate (Water Main)  
Single family and two family—\$65.25 per front foot

### SPECIAL ASSESSMENT POLICY

- Corner lot consideration - Short side only for single family lots and 150 foot credit on long side for commercial
- Minimum lot frontage - 100 feet
- Odd shaped lot -- average of front and rear lot width

### MISCELLANEOUS

Operating Charge  
Sanitary Sewer  
Flat charge for single family - \$52.38/Quarter  
Water Main  
Average water bill based on 12,000 gallons usage - \$82.08/Quarter  
Payment plan - 12 years on the annual tax bill at 6 percent interest  
Time Schedule  
If project is approved by Common Council the construction would start in mid September 2013 with Reaman Excavating Company as low bidder, and completion in late spring to early summer 2014.

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**REPORT ON SPECIAL ASSESSMENTS**

**S. 76<sup>TH</sup> STREET  
FROM W. PUETZ ROAD TO W. FAITH DRIVE**

**WATER MAIN CONSTRUCTION**

**PROJECT NO. 2013-WU-101**

**AUGUST 5, 2013**

The Common Council of the City of Franklin directed Engineering staff to prepare the Report on Special Assessments for the installation of water main on the west side of S. 76<sup>th</sup> Street from W. Puetz Road to W. Faith Drive in areas without water in the City of Franklin, as included in Resolution No. 2013-6898, adopted on July 23, 2013.

Herewith is the report, consisting of Schedules A through D, a reference map and bid tabulation, attached.

**FRANKLIN ENGINEERING DEPARTMENT**



John M. Bennett  
City Engineer

**SCHEDULE A – CONSTRUCTION PLANS AND SPECIFICATIONS**

**SCHEDULE B – TOTAL PROJECT COSTS**

Net estimated Construction Costs (less laterals)	\$399,804.22
20 Percent Overhead	\$ 79,960.80
<b>Assessable Construction Costs</b>	<b>\$497,764.82</b>

City's Cost to Oversize	\$297,779.22
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Estimated Lateral Costs	\$ 37,200.00
16 Percent Overhead	\$ 5,952.00
<b>Assessable Lateral Costs</b>	<b>\$ 43,152.00</b>

**TOTAL PROJECT COSTS**

**\$442,956.02**

## SCHEDULE C – ASSESSMENTS COSTS

Total Frontage (lineal feet)	2418.38
Total Assessable Frontage (lineal feet)	2476.90

### Water Main Assessment Rate

193.70 per front foot for single family, two-family and agriculture zoned property.  
(Note: Maximum assessment rate is \$65.25/front foot)

Lateral Costs (construction cost plus 16% overhead):

16 laterals @ \$2,325 = \$37,200 x 1.16 = \$43,152.00 or \$2,697 each

Construction Cost \$37,200.00

No land is to be taken nor damages contemplated on this project.

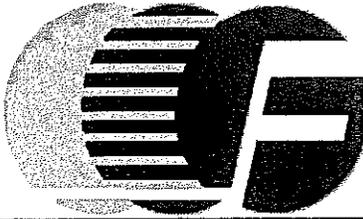
## Properties Served By Water Main

The properties which are subject to the assessment are benefited by public water service in the following seven ways:

- Increased fire protection
- Reliability of water supply
- Assurance of a water supply which has been routinely tested for potability (lack of contamination)
- Elimination of the reliance on maintenance and repair of individual wells
- The develop ability of vacant, under-developed or partially-developed properties which are deferred from development by the lack of municipal water supply causing a negative impact on the fair market value
- The elimination of the potential for cross-contamination between individual limestone wells
- The elimination of the use of the limestone aquifer in the vicinity of outcropping which are more susceptible to contamination by pollution from surface contaminants including fertilizers, pesticides and spills.

## SCHEDULE D

The properties, against which the assessments are proposed, are benefited. The schedule of special assessments lists property descriptions, ownership of record and assessments.



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MEMORANDUM: FROM ENGINEERING

DATE: August 6, 2013

TO: Files

FROM:  John M. Bennett, P.E., City Engineer

SUBJECT: Viewing of Properties for the Extension of Sanitary Sewer and Water Main on the West Side of S. 76<sup>th</sup> Street from W. Faith Drive to W. Puetz Road for Areas that do not have Sanitary Sewer or Water Available

The installation of sanitary sewer and water main by special assessment is planned for S. 76<sup>th</sup> Street between W. Faith Drive and W. Puetz Road in areas that do not presently have either sanitary sewer or water main prior to the reconstruction of S. 76<sup>th</sup> Street by Milwaukee County. Please be advised that the City Engineer on August 5, 2013 field reviewed the area.

It is the opinion of the City Engineer that the area will benefit by the extension of sanitary sewer and water main and the most economical time to complete the installation is prior to the reconstruction of S. 76<sup>th</sup> Street by Milwaukee County.

JMB/sg

76th Street Reconstruction Project - Water Main Special Assessment 2013

KEY NO.	PROPERTY ADDRESS	OWNER NAME & MAILING ADDRESS	ZONING	PROPERTY FRONTAGE (FT)	ASSESSMENT FRONTAGE	WATER MAIN ASSESSMENT RATE	WATER MAIN ASSESSMENT	NO. OF LATERALS	LATERAL SIZE	LATERAL RATE	LATERAL ASSESSMENT	DAMAGES	TOTAL ASSESSMENT
LOCATION: W. DREXEL AVENUE to W. FAITH DRIVE													
2-9990-000	7711 S. 76th Street	Trust c/o Trustee Thomas C. Kyser 203 E. Mill Avenue Cadott, WI 54727	R-6	221.22	221.22	67.25	\$14,877.05	1	1 1/4"	2,697.00	\$2,697.00	0	\$17,574.05
2-9991-000	7735 S. 76th Street	Dennis F. & Joanne L. Schaefer 7735 S. 76th Street Franklin, WI 53132	R-6	130.00	130.00	67.25	\$8,742.50	1	1 1/4"	2,697.00	\$2,697.00	0	\$11,439.50
2-9992-000	7751 S. 76th Street	Vincent P. Gallo IV 7751 S. 76th Street Franklin, WI 53132	R-6	90.00	100.00	67.25	\$6,725.00	1	1 1/4"	2,697.00	\$2,697.00	0	\$9,422.00
2-9993-001	7771 S. 76th Street	Blase & Cathleen Catanese 7771 S. 76th Street Franklin, WI 53132	R-6	60.12	100.00	67.25	\$6,725.00	1	1 1/4"	2,697.00	\$2,697.00	0	\$9,422.00
2-9993-002	Parcel south of 7771 S. 76th Street	Blase & Cathleen Catanese (Same)	R-6	160.70	160.70	67.25	\$10,807.08	1	1 1/4"	2,697.00	\$2,697.00	0	\$13,504.08
2-9999-001	7845 S. 76th Street	John E. & Dianne M. Tice 7845 S. 76th Street Franklin, WI 53132	R-6	200.00	200.00	67.25	\$13,450.00	1	1 1/4"	2,697.00	\$2,697.00	0	\$16,147.00
TOTALS:													
LOCATION: W. FOREST HILL AVE. to W. NORWOOD LN.													
3-9996-000	8141 S. 76th Street	David Roberts & Katherine Ann Matthews 8141 S. 76th Street Franklin, WI 53132	R-6	120.00	120.00	67.25	\$8,070.00	1	1 1/4"	2,697.00	\$2,697.00	0	\$10,767.00
3-9997-000	8151 S. 76th Street	Robert & Tricia McCuen 8151 S. 76th Street Franklin, WI 53132	R-6	122.63	122.63	67.25	\$8,246.87	1	1 1/4"	2,697.00	\$2,697.00	0	\$10,943.87
3-9998-000	8161 S. 76th Street	George G. & Victoria Rakowski 8161 S. 76th Street Franklin, WI 53132	R-6	120.00	120.00	67.25	\$8,070.00	1	1 1/4"	2,697.00	\$2,697.00	0	\$10,767.00
TOTALS:													
LOCATION: W. NORWOOD LN. to a PT. 763' NORTH													
3-9980-001	8011 S. 76th Street	Jerome & June Dydul P.O. Box 313 Mukwonago, WI 53149	R-6	368.47	368.47	67.25	\$24,779.61	2	1 1/4"	2,697.00	\$5,394.00	0	\$30,173.61
TOTALS:													
LOCATION: W. PUETZ RD. to LAKE POINTE DRIVE													
38-9984-000	8547 S. 76th Street	2 MIKE'S LLC 6500 Industrial Loop Greendale, WI 53129	R-6	164.88	164.88	67.25	\$11,088.18	1	1 1/4"	2,697.00	\$2,697.00	0	\$13,785.18
38-9985-000	8567 S. 76th Street	2 MIKE'S LLC (Same as above)	R-6	164.89	164.89	67.25	\$11,088.85	1	1 1/4"	2,697.00	\$2,697.00	0	\$13,785.85
38-9995-000	8601 S. 76th Street	Elisabeth & Steven Joyal 8601 S. 76th Street Franklin, WI 53132	R-6	91.39	100.00	67.25	\$6,725.00	1	1 1/4"	2,697.00	\$2,697.00	0	\$9,422.00
38-9996-000	8635 S. 76th Street	Joseph L. & Ann M. Banas 8635 S. 76th Street Franklin, WI 53132	R-6	127.75	127.75	67.25	\$8,591.19	1	1 1/4"	2,697.00	\$2,697.00	0	\$11,288.19
38-9997-002	8623 S. 76th Street	Teri Ann M. Gudykowski 3832 S. 76th Street Milwaukee, WI 53220	R-6	146.36	146.36	67.25	\$8,842.71	1	1 1/4"	2,697.00	\$2,697.00	0	\$12,539.71
38-9998-000	8647 S. 76th Street	Robert J. Lask 8647 S. 76th Street Franklin, WI 53132	R-6	130.00	130.00	67.25	\$8,742.50	1	1 1/4"	2,697.00	\$2,697.00	0	\$11,439.50
TOTALS:													

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<b>APPROVAL</b> <i>slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>8/20/13</b>
<b>ORGANIZATIONAL BUSINESS</b>	<b>Boards and Commissions Appointments</b>	<b>ITEM NUMBER</b> <i>E.l.a.</i>

Several terms of offices on various Boards and Commissions have or will be expiring. The Mayor may have appointments for Council confirmation:

Environmental Commission  
Cindy McManus, term expires 4/30/14

Name:	Cindy J McManus
PhoneNumber:	
EmailAddress:	<u>cindy_m@att.net</u>
YearsasResident:	4
Alderman:	Kristen Wilhelm
ArchitecturalBoard:	0
CivicCelebrations:	0
CommunityDevelopmentAuthority:	0
FinanceCommittee:	0
EnvironmentalCommission:	1
ForwardFranklinEconomicDevelopComm:	0
FairCommission:	0
BoardofHealth:	0
FirePoliceCommission:	0
ParksCommission:	0
LibraryBoard:	0
PlanCommission:	0
PersonnelCommittee:	0
BoardofReview:	0
BoardofPublicWorks:	0
BoardofWaterCommissioners:	0
TechnologyCommission:	0
WasteFacilitySitingCommittee:	0
BoardofZoning:	0
WasteFacilitiesMonitoringCommittee:	0
CompleteStreetsandConnectivityCommittee:	0
CompanyNameJob1:	CBS 58
TelephoneJob1:	414-607-8160
StartDateandPositionJob1:	June 11, 2012
EndDateandPositionJob1:	Present
CompanyNameJob2:	Hillel Academy
TelephoneJob2:	414-962-9545
StartDateandPositionJob2:	February 10, 2011
EndDateandPositionJob2:	June 9, 2012
CompanyNameJob3:	Lutheran Human Relations Association

**TelephoneJob3:** 414-536-0585  
**StartDateandPositionJob3:** October 1, 2008  
**EndDateandPositionJob3:** April, 2012  
**Signature:** Cindy J McManus  
**Date:** August 8, 2013  
**Signature2:** Cindy J McManus  
**Date2:** August 9, 2013  
**Address:** 4037 W. College Ave  
**PriorityListing:**

**WhyInterested:**

I would like to become involved city matters as I believe it is everyone's responsibility to serve their community in some way. I have prior experience serving on city committees from when I lived in Glendale.

**CompanyAddressJob1:**

809 S. 60th St

**DescriptionofDutiesJob1:**

Administrative Assistant to the News Director. Handling all administrative duties for the News Director and news staff. Also assisting with web site updates and story ideas.

**AddressJob2:**

6401 N. Santa Monica Blvd Milwaukee WI 53217

**DescriptionofDutiesJob2:**

Hillel is a private school, K5 - 8th grade. I was the Administrative Assistant. I handled all communication and administrative duties for the principle, vice-principle and teachers. I was also in charge tracking attendance, lunch counts, receiving and tracking payments for everything coming into the office.

**AddressJob3:**

3022 W. Wisconsin Ave Milwaukee WI 53208

**DescriptionofDutiesJob3:**

Part time office manager. I handled all administrative duties, bookkeeping, and training materials.

**AdditionalExperience:**

My job experience above only shows the past 6 years. I was employed by Memorial Lutheran Church, in Glendale, from 2002 through 2008. I began as the Director of Christian Education and spent the last 4 years as the Office Manager. I have experience serving on committees through the city and school district where I have lived in the past. My administrative skills, along with my experience and interest research would contribute greatly to any committee. I have worked as an event planner in the past. I also have experience in budgeting and general accounting that is important for evaluating and prioritizing issues that would come to the attention of the committee. I enjoy being outdoors and love living on the north side of Grobschmidt Park. My hobbies are reading, traveling, and studying history, walking with my dogs, and cycling on the Oak Leaf Trail. I also greatly enjoy being with my adult children and their families, especially my 3 grandsons. I also served 7 years on the Glendale Co

**ClientIP:**

98.103.214.130

**SessionID:**

b4q0d445wxegxbaltr04xb45

See Current Results

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<p><b>APPROVAL</b></p> <p><i>Slw</i> </p>	<p><b>REQUEST FOR COUNCIL ACTION</b></p>	<p><b>MEETING DATE</b></p> <p>8/20/13</p>
<p><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p>2013 Revaluation Update: Presentation by Mark Link, City of Franklin Assessor</p>	<p><b>ITEM NUMBER</b></p> <p>G.I.</p>
<p>For 2013 the City has undertaken a property revaluation with Tyler Technologies, the contract firm that provides the City with assessment services. The process, except for Board of Review, is completed. Mark Link, City Assessor, will present a brief summary of the results of the reassessment to this point.</p> <p style="text-align: center;"><b>COUNCIL ACTION REQUESTED</b></p> <p>No action required.</p>		

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the public

## 2013 REVALUATION UPDATE

Mark Link, City Assessor – August 20, 2013



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### REASON FOR 2013 REVALUATION

- Last revaluation performed for January 1, 2010
- Since 2010, market conditions have changed for different property types which lead to non-uniformity amongst property types and classes of property
  - Single family homes vs. condominiums
  - Vacant land vs. improved properties
  - Residential class vs. commercial class
- The 2012 level of assessment was 103% (rounded)
- Without a revaluation the 2013 level of assessment would have risen to 107-108% (due to continued change in the market)



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### Scope of 2013 Revaluation

- Market/statistical update vs. full exterior field review as in the past
- Takes advantage of previous exterior views and data from previous revaluations
- Properties that sold between January 1, 2011 and December 31, 2012 used as comparable sales to arrive at market estimates for the January 1, 2013 assessments (without the revaluation property assessments still based on 2008 and 2009 sales)
- Current income and expense information gathered for income producing commercial properties



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**Notices of Assessments and Open Book**

- Notices of assessment displaying the proposed 2013 assessment, the prior (2012) assessment, and information on how to contact the assessor office to discuss the proposed 2013 assessment were mailed July 8, 2013
- Phone bank open from July 9 through July 30 for property owners to contact the office for general questions and to schedule an appointment to meet with assessment staff
- Open Book appointments with property owners conducted July 15 through August 1

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**Notices of Assessments and Open Book**

- Met with 135 property owners representing 158 parcels during the Open Book period
- 82 changes and 76 no change
- Letters of determination were mailed to all owners that scheduled an Open Book appointment on August 5, 2013
- Letter included instructions on how to appeal to the Board of Review

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**Board of Review**

- Scheduled to begin August 22, 2013
- Currently 7 owners have filed an objection

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### Revaluation Results Going into Board of Review - Summary

- Residential**
  - 2013 vs. 2012 Including New Construction 89.7%
  - 2013 vs. 2012 Due to Revaluation (New Construction Out) 89.0%
    - Land 85%
    - Single Family 91%
    - Condominiums 81%
- Commercial**
  - 2013 vs. 2012 Including New Construction 98.7%
  - 2013 vs. 2012 Due to Revaluation (New Construction Out) 97.7%

2 © 2013 Tyler Technologies, LLC




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### Revaluation Results Going into Board of Review - Full City

ALL CITY	2012	2013	2013	2013	2013	2013-2012	2013-2012
TID	LAND	IMPRV	TOTAL				
TOTAL RES	628,130,800	1,740,483,300	2,368,593,900	2,640,305,600	-271,711,690	0.897	
TOTAL COM	228,599,900	523,801,200	752,101,100	761,761,108	-9,660,008	0.987	
TOTAL MFG	0	0	0	0	0		
TOTAL AGR	7,014,800	11,824,500	18,839,000	20,985,100	-2,146,100	0.898	
TOTAL R/E	863,746,000	2,275,789,000	3,139,534,000	3,423,082,088	-283,518,088	0.917	
TOTAL PP			78,472,000	81,068,900	-2,587,900	0.968	
TOTAL ASSD			3,218,006,000	3,584,111,888	-286,105,888	0.918	

3 © 2013 Tyler Technologies, LLC




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### Revaluation Results Going into Board of Review - Full City - New Construction Out

ALL CITY	2012	New Construction	New Construction %	2012 Total Less New Construction	2013	2012-2013 Due to Revaluation (New Construction Out)	2012-2013 Due to Revaluation (New Construction Out)
TOTAL							
TOTAL RES	2,368,593,900	18,217,000	0.01	2,350,376,000	2,640,305,600	-289,929,600	0.890
TOTAL COM	752,101,100	7,700,800	0.01	744,400,300	761,761,108	-17,360,808	0.977
TOTAL MFG	0						
TOTAL AGR	18,839,000			18,839,000	20,985,100	-2,146,100	0.898
TOTAL R/E	3,139,534,000	25,818,700	0.01	3,113,615,300	3,423,082,088	-309,436,788	0.910
TOTAL PP	78,472,000			78,472,000	81,068,900	-2,587,900	0.968
TOTAL ASSD	3,218,006,000			3,192,687,300	3,584,111,888	-312,024,688	0.911

3 © 2013 Tyler Technologies, LLC




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### Revaluation Results Going into Board of Review – TID OUT Value

ALL CITY	2011	2012	2011-2012	2012-2013
<b>TOTAL ASSD</b>	2,980,625,600	3,261,397,388	-280,771,788	0.914

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- ### Sales Ratio - Statistics
- 2012 sales ratio 99%
    - 2013 assessment divided by 2012 sale price
  - Coefficient of Variation (mean) 6.41%
    - (DOR standard is 15)
  - Coefficient of Dispersion (median) 5.02%
    - Industry standard is 10
  - Price Related Differential 1.00
    - Measures high value compared to lower value properties
    - Industry standard is 0.98 to 1.02
  - 98.5% of DOR equalized number
- tyler

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### End of Presentation

Thank you for your time

tyler

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<b>APPROVAL</b> <i>slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> 8/20/13
<b>REPORTS &amp; RECOMMENDATIONS</b>	Recap from Civic Celebrations Commission of 2013 activities	<b>ITEM NUMBER</b> <i>G.2.</i>

Attached is correspondence from John Bergner, Chairman of the Civic Celebrations Commission recapping the 2013 activities.

**COUNCIL ACTION REQUESTED**

## 2013 FRANKLIN CIVIC CELEBRATION INCOME STATEMENT

<b>INCOME</b>	<b>2013</b>	<b>2012</b>
1. DONATIONS	\$18,095.00	\$21,540.00
2. TICKET SALES	\$40,862.00	\$32,275.00
3. FOOD (NET)	\$7,693.58	\$2,263.03
4. CITY FUNDS	\$13,000.00	\$13,000.00
5. CARNIVAL COMMISSION	\$12,599.00	\$10,010.00
6. RENTALS (NO WATER WARS)	\$160.00	\$566.00
<b>TOTAL INCOME</b>	<b>\$92,409.58</b>	<b>\$79,654.03</b>
<b>EXPENSES</b>		
1. ENTERTAINMENT	\$16,960.00	\$22,375.00
2. POLICE AND DPW	\$18,979.19	\$21,249.98
3. PARADE ( INCLUDES BLEACHERS,FLAGS)	\$8,108.05	\$7697.86
4. FIREWORKS	\$13,000.00	\$13,000.00
5. PRINTING	\$450.00	\$450.00
6. ICE CREAM	\$1,861.00	\$1,526.58
7. BEER,SODA,ICE (NO ICE BILL)	\$12,111.10	\$11,618.95
8. SUPPLIES,SERVICES	\$1,354.74	\$598.11
9. RENTALS (TENTS,TABLES,CHAIRS,TOILETS)	\$16,294.60	\$17,887.14
10. T-SHIRT WINNER PRIZES	\$175.00	\$175.00
11. SHIRTS	\$490.10	\$0.00
<b>TOTAL EXPENSES</b>	<b>\$89,783.78</b>	<b>\$96,588.62</b>
<b>NET INCOME</b>	<b>\$2,625.80</b>	<b>(\$16,934.59)</b>
<b>RESERVE BALANCE END OF YEAR</b>		<b>\$52,939.90</b>

<p><b>APPROVAL</b></p> <p><i>slw</i></p>	<p><b>REQUEST FOR</b></p> <p><b>COUNCIL ACTION</b></p>	<p><b>MEETING DATE</b></p> <p><b>8/20/2013</b></p>
<p><b>REPORTS AND</b></p> <p><b>RECOMMENDATIONS</b></p>	<p>Request approval to reauthorize capital budget funding for Fire Station #1 bathroom remodel the amount of \$20,000 to complete Fire Station #1 kitchen remodel.</p>	<p><b>ITEM NUMBER</b></p> <p><i>G.B.</i></p>

**BACKGROUND:**

Franklin Fire Station #1 was remodeled in 1989 when the department became a full-time, career fire department, staffed 24 hours per day. At the time, dormitory and kitchen facilities were added to accommodate employees working 24 hour shifts. A kitchenette and a small darkroom/storage area were converted into the existing kitchen area. The project was completed on a tight timeline and limited budget using low-cost materials. 24 years of around-the-clock use has taken its toll on the current kitchen fixtures, appliances, cabinets, and wall and floor coverings.

Over the years, repairs have been made to extend the life of kitchen, but currently many items are no longer repairable or serviceable. Cabinets and doors are falling apart, and wall and ceiling surfaces are deteriorating and are no longer able to be cleaned.

The department recently entered IKEA's "Rescue Remodel" contest, which would have awarded up to \$25,000 in IKEA cabinets and materials. Though the community rallied behind the Department – accumulating over 50,000 votes, FFD was pitted against a homeless shelter in a more densely populated urban area, and did not prevail in the contest. However, the contest brought attention to the Department's cause, and generated interest from local businesses. **Hoppe Woodworks (2791 W. Southland Dr.)** has offered to donate the labor and materials needed to complete a high-quality custom kitchen remodel that will stand the test of time, and become a source of pride for the Department and Community. Moreover, this generous donation, if accepted, would save the taxpayers of Franklin approximately \$25,000 or more.

While Mr. Hoppe believes that he can get companies that he works with to donate materials including cabinet hardware and even countertops, there will be other associated expenses for which the Department would be responsible. These include appliances, plumbing fixtures, flooring, wall coverings, and some construction and labor costs. While at least one other local business has indicated that they may be interested in making donations that may offset some of the costs, it is estimated that all other materials and labor costs necessary to complete this project will amount to approximately \$17,500.

In its 2013 Capital Outlay budget request, the Department was approved to spend up to \$20,000 to renovate the dormitory bathrooms at Fire Station #1, making them both uni-sex and ADA compliant. The Department has re-requested approval for \$20,000 to complete the bathroom project in 2014, and is seeking Common Council approval to reauthorize the \$20,000 from the 2013 bathroom remodel project towards completing the kitchen remodel project, in order to take advantage of the **Hoppe Woodworks** donation.

## COUNCIL ACTION REQUESTED

Request approval to reauthorize capital budget funding for Fire Station #1 bathroom remodel in the amount of (up to) \$20,000 in order to complete Fire Station #1 kitchen remodel, capitalizing on **Hoppe Woodworks'** donation of labor and materials, and saving Taxpayer dollars.

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;"><b>08/20/13</b></p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>STANDARDS, FINDINGS AND DECISION OF THE CITY OF FRANKLIN COMMON COUNCIL UPON THE APPLICATION OF FRANKLIN PUBLIC SCHOOLS FOR A SPECIAL EXCEPTION TO CERTAIN NATURAL RESOURCE PROVISIONS OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G.4.</i></p>

At their meeting on July 24, 2013, the Environmental Commission moved to approve the Mitigation Plan and Natural Resource Special Exception application accepting the applicant's responses within the NRSE Question and Answer form, subject to conditions as noted in the Planning staff report dated July 24, 2013, and if practice field grading is not started before July 24, 2015 the issue will come back before the Environmental Commission for review.

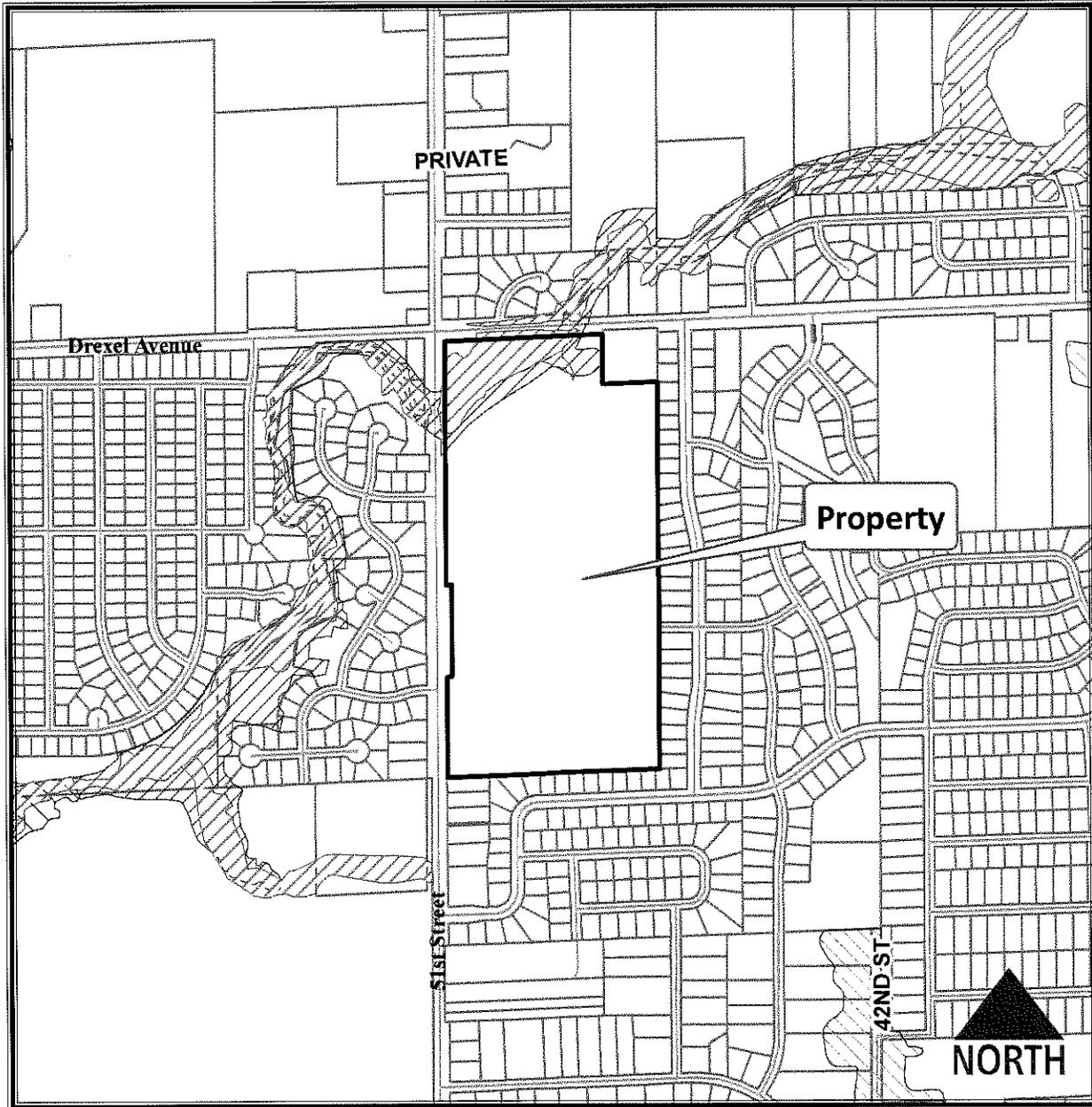
At the regular meeting of the Plan Commission on August 8, 2013, following a properly noticed public hearing, the following action was approved: motion to recommend approval of the Franklin High School Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendation.

**COUNCIL ACTION REQUESTED**

Adopt the standards, findings and decision of the City of Franklin Common Council upon the application of Franklin Public Schools for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance.



# Franklin High School 8222 South 51st Street



Planning Department  
(414) 425-4024



*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

Standards, Findings and Decision  
of the City of Franklin Common Council upon the  
Application of Franklin Public Schools for a Special Exception to Certain  
Natural Resource Provisions of the City of Franklin Unified Development Ordinance

Whereas, Franklin Public Schools, having filed an application dated April 5, 2013, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated August 2, 2013 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated August 8, 2013 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the property which is the subject of the application for a Special Exception is located at 8222 South 51st Street, zoned I-1 Institutional District, FW Floodway District and C-1 Conservancy District, and such property is more particularly described upon Exhibit D annexed hereto and incorporated herein; and

Whereas, Section 15-10.0208B. of the City of Franklin Unified Development Ordinance, as amended by Ordinance No. 2003-1747, pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature, provides in part: "The decision of the Common Council upon any decision under this Section shall be in writing, state the grounds of such determination, be filed in the office of the City Planning Manager and be mailed to the applicant."

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon the application for a Special Exception dated April 5, 2013 by Franklin Public Schools, pursuant to the City of Franklin Unified Development Ordinance, the proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence

sufficient to support the following findings and that such findings be made by not less than four members of the Common Council in order to grant such Special Exception.

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *but rather, the Franklin High School expansion is being requested to meet the growing demand of the Franklin School District and the community which it serves.*

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

a. be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives: *It would be unreasonably burdensome for Franklin Public Schools to comply with all of the City's natural resource protection standards at the Franklin High School property. It would not be financially responsible for the School District to consider a new site for development of a new High School. The existing High School property offers room for the proposed improvements. Through the alternatives analysis process considerations have been made to reduce impacts to the wetland areas by minimizing access point side slopes and running the football access point through a narrower portion of the wetland; or*

b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives:

3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: *The proposed Special Exception will not adversely affect the existing character of the neighborhood; and*

b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *The proposed Special Exception will not undermine the ability to apply or enforce natural resource protection requirements with respect to other properties; and*

c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *The proposed Special Exception will be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement; and*

d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development: *(this finding only applying to an application to improve or enhance a natural resource feature). N/A*

The Common Council considered the following factors in making its determinations pursuant to Section 15-10.0208B.2.d. of the Unified Development Ordinance.

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks: *The improvements on the Franklin High School property, including those associated with the proposed expansion, all conform to the setback requirements of the I-1 Institutional District.*
2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: *The proposed improvements to the Franklin High School facility were supported by a voter referendum in November, 2012.*
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The existing and future use of the site is a secondary educational institution with accessory athletic facilities and parking facilities.*
4. Aesthetics: *The overall aesthetics of the site will not be significantly impacted by the proposed special exception.*
5. Degree of noncompliance with the requirement allowed by the Special Exception: *The proposed Special Exception will disturb approximately 12,402 square feet of wetland, 36,916 square feet of wetland buffer and 26,288 square feet of wetland setback.*
6. Proximity to and character of surrounding property: *Single-family and two-family residences and a City fire station to the north and single-family residences to the east, west and south.*
7. Zoning of the area in which property is located and neighboring area: *The Franklin High School property is zoned I-1 Institutional District, FW Floodway District and C-1 Conservancy District. The adjacent properties to the north are zoned R-6 Suburban Single-Family Residence District, R-7 Two-Family Residence District and I-1 Institutional District, the single-family homes to the east and west are zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District and the single-family residences to the south are zoned R-6 Suburban Single-Family Residence District.*
8. Any negative affect upon adjoining property: *The proposed Special Exception will not impact any adjoining properties negatively.*
9. Natural features of the property: *Franklin Public Schools is requesting a Special Exception to Natural Resource Feature Provisions of the Unified Development Ordinance to allow site improvements associated with the Franklin High School expansion resulting in impacts to three wetlands and their associated wetland buffers and*

wetland setbacks. There are many other natural resource features on the Franklin High School property including: mature woodlands, young woodlands, wetlands, wetland buffers, wetland setbacks, shore buffer and a navigable stream and its associated floodplain.

10. Environmental impacts:

- *Approximately 12,402 square feet of wetland*
- *Approximately 36,916 square feet of wetland buffer*
- *Approximately 26,288 square feet of wetland setback*

*In addition, according to the applicant, approximately 97,304 square feet (2.23 acres) of the total 393,883 square feet (9.04 acres) of mature woodlands within the site will be disturbed; therefore, approximately 25% of the mature woodlands will be removed leaving 75% protected. In addition, approximately 17,850 square feet (0.41 acres) of the total 122,502 square feet (2.81 acres) of young woodlands within the site will be disturbed; therefore, approximately 15% of the young woodlands will be removed leaving 85% protected. The Unified Development Ordinance (UDO) allows 30% of mature woodlands and 50% of young woodlands to be impacted by development.*

11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of August 2, 2013 is incorporated herein.*

12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation and the Environmental Commission recommendation address these factors and are incorporated herein.*

#### Decision

*Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit C, upon the conditions: 1) that the natural resource features upon the property to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any development within the areas for which the Special Exception is granted; 2) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted; 3) that the applicant submit a long-term maintenance plan for the proposed wetland, wetland buffer and wetland setback creation and*

*enhancement areas for review and approval by Department of City Development staff, prior to issuance of a building permit; 4) that the applicant returns to the Environmental Commission for review if the southernmost practice field grading is not started before July 24, 2015; 5) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for Franklin Public Schools and all other applicable provisions of the Unified Development Ordinance. The duration of this grant of Special Exception is permanent.*

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

APPROVED:

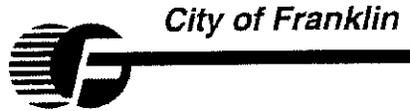
\_\_\_\_\_  
Thomas M. Taylor, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

Planning Department  
 9229 West Loomis Road  
 Franklin, Wisconsin 53132  
 Email: generalplanning@franklinwi.gov



Phone: (414) 425-4024  
 Fax: (414) 427-7691  
 Web Site: www.franklinwi.gov

**NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION**

*(Complete, accurate and specific information must be entered, including full legal names. Please Print.)*

Date: April 5, 2013

Property Owner(s)/Legal Entity: Franklin School District Applicant (Legal Business Owner Name): Franklin High School  
James Milzer

Address: 8255 West Forest Hill Avenue Address: 8222 South 51st Street  
 City: Franklin State: WI Zip: 53132 City: Franklin State: WI Zip: 53132  
 Phone: 414-529-8220 Fax: \_\_\_\_\_ Phone: 414-529-8220 Fax: \_\_\_\_\_  
 Email Address: James.milzer@franklin.k12.wi.us Email Address: Mark.cloutier@franklin.k12.wi.us

Project/Development Name: Franklin High School Additions and Renovation  
 Project Description: Building and facility improvements.  
 Project Property Address: 8222 South 51st Street Project Tax Key No(s): \_\_\_\_\_  
 Existing Zoning: Institutional Proposed Zoning: Institutional Existing Use: School Proposed Use: School  
 2025 CMP Land Use Identification\*: Institutional  
 \* The 2025 CMP Future Land Use Map is available at:  
[http://www.franklinwi.gov/DefaultFile/Planning/2025CMP/2025\\_CMP\\_Ch5\\_2025Future\\_Land\\_Use\\_Map5.7.pdf](http://www.franklinwi.gov/DefaultFile/Planning/2025CMP/2025_CMP_Ch5_2025Future_Land_Use_Map5.7.pdf)

- All Natural Resource Special Exception submittals must include and be accompanied by the following:
- This Application form accurately completed and with original signatures (facsimiles and copies will not be accepted).
  - Application Filing Fee: \$500, payable to the City of Franklin.
  - Ten copies of a Project Narrative describing the project.
  - Names and Addresses of all abutting and opposite property owners of records, as required by Section 15-9.0110(A) of the UDO\*.
  - An electronic copy of the Legal Description for the subject property.
  - Ten 24x36 inch copies of the Plat of Survey, as required by Section 15-9.0110(8) of the UDO, collated and folded into 9 x 12 inch sets.
  - Ten 24 x 36 inch colored copies of the Natural Resource Protection Plan (NRPP), collated and folded into 9 x 12 inch sets, and three copies of the NRPP report, if applicable. See Sections 15-4.0102 and 15-7.0201 of the UDO for information that must be denoted on or included with the NRPP.
  - Ten copies of the completed Special Exception Question and Answer Form (from Section 15-9.0110C. of the UDO).
  - One copy of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit.
- \* The City's Unified Development Ordinance (UDO) is available at [www.franklinwi.gov](http://www.franklinwi.gov).

- A meeting must be scheduled with the Planning Department prior to Application submittal.
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- All Natural Resource Special Exception requests require Environmental Commission and Plan Commission review, a public hearing at a Plan Commission meeting, and Common Council approval.
- See Section 15-10.0208 of the UDO for Natural Resource Special Exception review and approval procedures.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature(s) below. If more than one, all of the owners of the property must sign this Application).

Signature of Property Owner: \_\_\_\_\_ Signature of Applicant: [Signature]  
 Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_  
 Date: \_\_\_\_\_ Date: 4/5/13

Signature of Property Owner: \_\_\_\_\_  
 Name and Title: \_\_\_\_\_

**MARK E. CLOUTIER**  
**MANAGER OF BUILDINGS AND GROUNDS**

**Natural Resource Special Exception Question and Answer Form**

**I. Questions to be answered by the Applicant. Items on this application to be provided in writing by the Applicant shall include the following as set forth by Section 15-9.0110C. of the UDO:**

**a. Indication of the section(s) of the UDO for which a Special Exception is requested.**

Part 4: Natural Resource Protection, Division 15-4.0100 Natural Resources, Section 15-4.0102 Wetland and Wetland Buffer (nonresidential) protection standard (100%); mitigation is not permitted. Under Section 15-9.0110 this application is being submitted for a special exception.

Per the City of Franklin Unified Development Ordinance (UDO) wetland buffers have a 100% protection standard. Under certain circumstances, the City of Franklin may permit mitigation. *"Mitigation of any wetland where permitted, allowed or required...shall be made at a ratio of 1.5 times the wetland buffer acreage permanently disturbed (which means 1.5 acres of compensation for each acre of impacted wetland).*" (UDO, Part 4, Division 15-4.0100, Section 15-4.0103, E (1), Page 4-8)

**b. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate.**

Franklin School District is seeking improvements to their facility supported by voter referendum in November, 2012. Improvements will lead to wetland and wetland buffer impacts for:

- Construction of a needed site ingress (18-foot wide; 1-lane; 1-way; 3:1 side slopes) off of South 51<sup>st</sup> Street to a proposed parking lot to help alleviate parking and traffic congestion. This effort has been supported by the City of Franklin.
- Construction of an emergency vehicle, ADA and maintenance access (14-foot wide; 3:1 side slopes) to a proposed new football field. Emergency access to the proposed new field(s) has been supported by the City.
- Construction of proposed southern practice football field.
- Construction of a walkway near the school's running track will lead to wetland buffer impacts.

**c. Statement of the reason(s) of the request.**

Franklin School District will embark on school facility renovation and additions at the Franklin High School property. In November, 2012 these improvements were supported by City of Franklin voters involving a school referendum that will allow for expanded parking areas, improved school access off of South 51<sup>st</sup> Street, expansion of academic space, and other school activities involving auditorium, music, arts and sports. This project will also be a great benefit to the community it serves, as portions will be made available to the general public (not solely to serve the student and school faculty). During construction efforts to improve facilities approximately 12,402 square feet of wetland and 42,743 of wetland buffer impacts may result assuming the 2<sup>nd</sup> southernmost practice football field is construction. If

the southern practice football field is not constructed, 3,990 square feet of wetland and 14,428 square feet of wetland buffer impacts would occur. A permit application for the total 3,990 square feet of wetland impact has been submitted to the Wisconsin Department of Natural Resources and U.S. Army Corps of Engineers. These impacts have been analyzed at great length by project stakeholders and considerations have been made to minimize wetland impacts to the maximum extent possible. Impacts are proposed to occur as follows:

**1. Construction of a needed site ingress (18-foot wide; 1-lane; 1-way; 3:1 side slopes) off of South 51<sup>st</sup> Street to a proposed parking lot to help alleviate parking and traffic congestion.** This effort has been supported by the City of Franklin.

1.1 This site ingress is needed to separate traffic flow between an existing bus access, student parking, and parent pick-up/drop of access point at the school. Traffic congestion and access have been an issue at the school. Oftentimes traffic back-ups on nearby streets occur during peak volume traffic times. A traffic impact study for Franklin High School has been completed that supports this site access. The study evaluates proposed improvements, existing and projected traffic (with data collection information), safety analysis, improvement analysis, etc. Expanding and separating parking areas for students, staff, and visitors will help alleviate traffic and pedestrian conflicts, improving site circulation. Additional parking is greatly needed at Franklin High School. Often parking on the shoulder of South 51<sup>st</sup> Street and Drexel Avenue is utilized, which leads to additional safety concerns.

1.2 The width of this access lane cannot be minimized as it is on a curve. Additionally this is a narrow access lane. If a car stalls in the access lane, vehicles can continue to safely pass along the 3:1 side slopes.

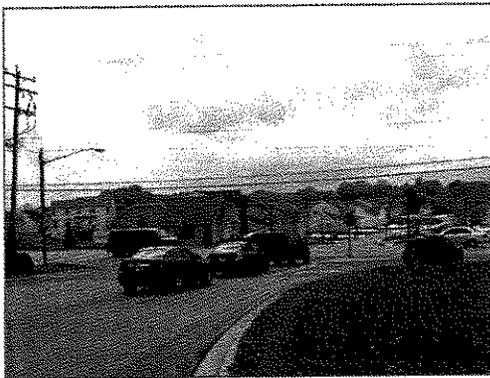


Photo 1: Current southern site ingress/egress for students and visitors.



Photo 2: Near southern site ingress/egress. Traffic back-ups are a common occurrence along South 51<sup>st</sup> Street.



Photo 3: Parking along the shoulder of South 51<sup>st</sup> Street. The proposed project will expand School parking which should help alleviate/eliminate street parking.



Photo 4: Location of proposed site ingress and associated wetland are that will be impacted.

2 **Construction of an emergency vehicle, ADA and maintenance access (14-foot wide; 3:1 side slopes) to a proposed new football field practice area.** Emergency access to the proposed new field(s) has been supported by the City.

2.1 Width and side slopes of this access point have been considered to minimize wetland and wetland buffer impacts.

2.2 A narrow wetland crossing has been selected for the access to minimize wetland impacts.



Photo 5: A narrow portion of the wetland was selected for the emergency vehicle access to help minimize wetland impacts.



Photo 6: An emergency vehicle access road needs to be built up this slope to serve the proposed football field area. Side slopes narrower than 3:1 for the proposed 14-foot wide access road would not be safe.

3 **Construction of a proposed new football practice field area.** Franklin High School currently has one football field used for practice and games by three high school teams. The football field is also used as a soccer field as well. In addition a running track and track and field facilities (long jump, shot put, high jump, etc) surround the football field. Coordination between different sporting events to avoid confrontation for practice and games takes great effort. Coordination also must be made between other schools as well. Franklin Community Education and Recreation Department, run by the Franklin School District believes the High Schools athletic facilities also belong to the community

and offer various community athletic and outreach programs at the athletic facilities during non-school hours.

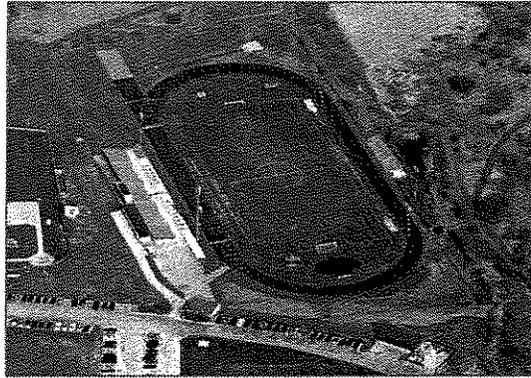


Photo 7: Aerial view of Franklin High School football field, soccer field, track and field facility.

**4. Construction of a walkway near the school's running track will lead to wetland buffer impacts.** The walkway is needed to effectively separate athletic and viewer participation areas. The walkway is part of the school's master plan concession improvements being proposed. [In this area a stormwater pond also will be built. Originally pond construction also would have led to wetland and wetland buffer impacts. However upon further analysis grading limits were pulled back and now wetland and wetland buffer impacts will not occur as a result of the proposed stormwater pond.]

- d. **Statement of the reasons why the particular request is an appropriate case for a Special Exception is in harmony with the general purpose and intent of the Ordinance. In addition, the statement shall address any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, including practicable alternative analysis as follows:**

i. **Background and Purpose of Project**

1. **Describe the project and its purpose in detail. Include any pertinent construction plans.**

Franklin High School is an established comprehensive school facility situated on an 80-acre (approximate) parcel. Franklin High School, originally constructed in the early 1960s, has been expanded 6-times to meet the needs of faculty and students. The School District needs to improve a number of facilities which has been supported by the general public (via voting on a referendum) and the City. The School District has held a number of meetings with the City and surrounding public (community workshops) for this project.

Site improvements serving the only comprehensive high school for the area are necessary to meet growing demands of the area served by the District. The City has a population of approximately 36,000 (as of the

2010 census) and is one of the fastest growing areas in Metro Milwaukee. Approximately 1,450 student attend Franklin High School on an annual basis and approximately 105 certified staff members teach at the School; in addition a number of other faculty serve the District at the High School facility.

The Franklin High School site is land-locked with no opportunity for land expansion. A City fire station and West Drexel Avenue are located to the north, residential areas are located to the east and south, and South 51<sup>st</sup> Street and residential areas are located to the west. To build an entirely new high school campus would require voter approval, which would likely be turned down as it is not a responsible use of tax-payer dollars considering that the existing facility allows for the proposed improvements.

The proposed project will lead to impacts to wetland and wetland buffer which will require approval by the City of Franklin. As a result the School District will mitigate for wetland loss at a 1.5:1 ratio and will enhance portions of the current wetland areas which will remain undisturbed. Minimization and reduction of wetland impacts utilizing the practicable alternatives analysis approach has taken place for this project by stakeholders. The proposed project offers numerous benefits to the community as outlined above. It is the intent of the proposed mitigation approach to improve functional value, preserve and enhance remaining natural resource features.

Project plans have been included with this submittal within the Natural Resources Protection Plan. A separate written Mitigation Plan along with design Mitigation Plans and Details are also included with this submittal.

**2. State whether the project is an expansion of an existing work or new construction.**

Proposed project is an expansion of existing work, in that it will involve expansion and improvement to the existing High School facility.

**3. State why the project must be located in or adjacent to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback to achieve its purpose.**

- I. Proposed project will not be located in or adjacent to the stream or other navigable water.
- II. Proposed project will not be located in shore buffer.

- III. Proposed project will lead to impacts to wetland, wetland buffer, and wetland setback to achieve purpose.
- a. Wetland delineation has been completed by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) June, 2013. Wetland and wetland buffer impacts are necessary to meet project purpose and goals as follows:
    - i. Construction of a needed site ingress (18-foot wide; 1-lane; 1-way; 3:1 side slopes) off of South 51<sup>st</sup> Street to a proposed parking lot to help alleviate parking and traffic congestion. This effort has been supported by the City of Franklin.
      1. This will be a third vehicle access point to the school. This access is needed to help alleviate congestion of traffic particularly during peak hours and to separate traffic flow between bus loading/unloading, student parking, and parent pick-up/drop off at the school (to the north). Current site circulation problems create pedestrian and traffic conflicts that are safety issues. The proposed access to the school is supported in the Traffic Impact Study for Franklin High School Expansion, dated April 2, 2013 completed by Traffic Analysis & Design, Inc. The study documents that eight traffic crashes have occurred at the South 51<sup>st</sup> Street intersections with the schools current north and south driveways. The proposed South 51<sup>st</sup> Street and in-only high school driveway is recommended in this study, *"The Franklin High School expansion plans show a new in-only driveway for student and staff parking and parent pick-up/drop-off on the southern edged of the school grounds. Access to this driveway is shown as a right-turn in only from northbound S. 51<sup>st</sup> Street, which benefits traffic operations by reducing the number of northbound right-turns conflicting with the southbound left-turns at the south high school driveway."* (Page 3). There are many consequences of not building this third vehicle access point as proposed including:
        - a. Congestion during peak hours will remain and will increase as the student population also increases as expected.
        - b. Safety issues will remain for pedestrians and drivers.
        - c. The time it takes for student pick-up and drop off is slow; and leads to inconveniences of other drivers who utilize the surrounding area streets as part of their daily commute.
      2. Impacts to wetland and wetland buffer have been minimized by planning an 18-foot wide, 1-lane, 1-way (in-only) access with 3:1 side slopes. Width of this lane cannot be minimized as it is on a curve. This is a narrow access lane. If a vehicle stalls on the lane, other vehicles can continue to pass along the 3:1 side slopes.
    - ii. Construction of an emergency vehicle and maintenance access (14-foot wide; 3:1 side slopes) to a proposed new football field practice area.

1. Emergency access to the proposed new field(s) has been supported by the City. Emergency vehicle access is needed to access the field in the event of a medical emergency. The access point will also allow for school maintenance activities and ADA accessibility as well (the access has been engineered to meet ADA).
  2. Impacts to the wetland and wetland buffer have been minimized by planning a 1-way access through one of the narrowest points of the wetland to be impacted.
    - a. If access were to be built from the north (for instance if a direct emergency access road was built from the Fire Station – an abutting parcel to the north), even greater wetland impacts would result to a larger, more ecologically sensitive wetland. Also access from the south or east is not a viable solution. A southern or eastern access route would lead to greater environmental impacts due to removal of mature woodlands. The woodlands contain a special concern tree (found present by SEWRPC).
  - iii. Construction of a proposed new football practice field.
    1. The high school has 3 football teams which generally share one football field located in the center of the schools running track. Additionally the football field area is shared with the schools soccer teams. Franklin Community Education and Recreation Department, run by the Franklin School District believes the High Schools athletic facilities also belong to the community and offer various community athletic and outreach programs at the athletic facilities during non-school hours. Having additional field space will be a benefit to students as an enhancement to extra-curricular activities and school learning as well as to the community by offering additional space for various activities.
  - iv. Construction of a walkway near the school's running track will lead to wetland buffer impacts.
    1. The walkway is needed to effectively separate athletic from viewer participation areas and is part of the school's Master Plan concession plan project. This area may also be utilized by the community, with benefits offered to the community and students as mentioned above under section iii.
- ii. Possible Alternatives.
1. **State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed.**  
Existing facilities would remain. The third access to the School would not be built. The football practice field(s) would not be built if

emergency/maintenance/ADA access was not built to the fields. The walkway around the track would not be built.

Other portions of the site do offer space for the football practice fields (southeastern side of site). However this portion of the site contains a mature hardwood forest that contains a special concern tree (found present by SEWRPC). The mature hardwood forest is a very ecologically sensitive resource which should be protected to the maximum extent possible. Remaining open areas of the site would result in greater wetland impact (shoreland wetland and floodplain impact also would result) if the football fields were to be located there (northern end of site).

2. **State how the project may be redesigned for the site without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.**

Please see above under ii 1.

3. **State how the project may be made smaller while still meeting the project's needs.**

Through the alternatives analysis process considerations have been made to reduce impacts to the wetland areas by minimizing access point widths, minimizing access point side slopes and running the football access point through a narrower portion of the wetland.

4. **State what geographical areas were searched for alternative sites.**

N/A. It would not be financially responsible for the School District to consider a new site for new development of the High School. The existing High School facility offers room for the proposed improvements.

5. **State whether there are other, non-stream, or other non-navigable water, non-shore buffer, non-wetland, non-wetland buffer, and/or non-wetland setback sites available for development in the area.**

N/A (please refer to ii. 1. above). The site contains navigable waters (and floodplain), shore buffer and other areas of wetland which will not be negatively impacted by the project as proposed.

6. **State what will occur if the project does not proceed.**

Site improvements will not occur. Growing demand of School District and surrounding community for which it serves will not be met.

**iii. Comparison of Alternatives.**

- 1. State the specific costs of each of the possible alternatives set forth under sub.2., above as compared to the original proposal and consider and document the cost of the resource loss to the community.**

N/A.

- 2. State any logical reasons limiting any of the possible alternatives set forth under sub.2., above.**

N/A.

- 3. State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.**

N/A.

- 4. State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.**

N/A.

- iv. Choice of Project Plan. State why the project should proceed instead of any of the possible alternatives listed under sub.2., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.**

To meet growing demand of the School District and the community which it serves.

- v. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description. Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.**

- I. Proposed project will not be located in or adjacent to the stream or other navigable water.
- II. Proposed project will not be located in or adjacent to the stream or other navigable water.
- III. Proposed project will not be located in shore buffer.
- IV. Proposed project will lead to impacts to wetland, wetland buffer, and wetland setback to achieve purpose.

**Table 1: Wetland Area Details:**

No.	Wetland Type & Size	Wetland Impact	Wetland Buffer Impact	Wetland Setback Impact	Topography	Dominant Plants	Wildlife	Hydrology	USDA Mapped Soils
1	Shallow marsh 0.375 ac/ 16,335 sf	0.05 ac/ 2,136 sf	10,011 sf	2,420 sf	Concave (ditched)	Hybrid cattail (OBL, introduced); Sandbar willow (FACW, native); Reed canary grass (FACW, non-native)	Songbirds, macro invertebrates, amphibians, reptiles, and small mammals	Water at or near surface through most of year in wetland. Wetland is used for water conveyance purposes; the ditch was built in the 1970s. Infiltration likely restricted.	Cv - Clayey land
2	Disturbed fresh wet meadow 0.071 ac/ 3,093 sf	0.04 ac/ 1,854 sf	4,417	4,195	Slightly concave	Kentucky bluegrass (FAC, introduced, planted); Common buckthorn (FAC, non-native)	Songbirds and small mammals	Water at or near surface during rainfall/snow melt events in wetland. Infiltration likely restricted.	BIA – Blount silt loam, 1-3% slopes (somewhat poorly drained) Cv – Clayey land
4	Scrub/shrub	8,412 sf	28,315 sf	19,945sf	Concave	Common buckthorn, Kentucky bluegrass, Goldenrod (FACU-FACW, native)	Songbirds, macro invertebrates, amphibians, reptiles, and small mammals	Water at or near surface through most of year. Wetland provides drainage. Infiltration is likely restricted.	Cv – Clayey land MzdB – Morley silt loam, 2-6% slopes (well drained and moderately well drained)
	<b>Total Impacts</b>	<b>0.28 ac/ 12,402 sf</b>	<b>0.85 ac/ 36,916 sf</b>	<b>0.60 ac/ 26,288 sf</b>					

**i. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and wetland Setback Impacts. Describe in detail any impacts to the following functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:**

1. **Diversity of flora including State and/or Federal designated threatened and/or endangered species.** No significant impacts. Please refer to attached DNR BER Review pertaining NHI review. SEWRPC identified a special concern tree within the mature woodland during their field visits. This portion of the site will remain undisturbed during construction.
2. **Storm and flood water storage.** No significant impacts. Site runoff will be properly redistributed and will ultimately discharge to same locations.
3. **Hydrologic functions.** No significant impacts.

4. **Water quality protection including filtration and storage of sediment, nutrients or toxic substances.** No significant impacts.
  5. **Shoreline protection against erosion.** No significant impacts.
  6. **Habitat for aquatic organisms.** No significant impacts.
  7. **Habitat for wildlife.** No significant impacts.
  8. **Human use functional value.** No significant impacts.
  9. **Groundwater recharge/discharge protection.** No significant impacts.
  10. **Aesthetic appeal, recreation, education, and science value.** No significant impacts. Project will improve recreational value of the site by the addition of athletic fields for public use. The school may pursue utilization of the existing natural resource areas and areas of proposed wetland enhancement/mitigation for purpose of educational instruction.
  11. **Specify any State or Federal designated threatened or endangered species or species of special concern.** No significant impacts. Please refer to DNR BER Review which has been previously submitted. This information is not to be publicly disseminated.
  12. **Existence within Shoreland.** No impacts.
  13. **Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time.** No impacts. Mitigation will improve portions of the secondary environmental corridor through invasive species management.
- ii. **Water Quality Protection. Describe how the project protects the public interest in waters of the State of Wisconsin.**  
The proposed project is permitted under the WPDES construction permit. Wetland permitting has been submitted to the DNR and US ACOE. Erosion and sediment control measures shall be utilized during construction which will meet and/or exceed NR 151 requirements. Accessibility to waters of the State have been and will continue to be granted by the School District.

Franklin Public Schools: Franklin High School – Addition & Renovations

## Wetland Compensation/Mitigation Plan



July 15, 2013

Submitted by: Kapur & Associates, Inc.



**Franklin Public Schools: Franklin High School – Addition & Renovations  
Wetland Compensation/Mitigation Plan**

Outline Derived from Guidelines for Wetland Compensatory Mitigation in Wisconsin,  
Wisconsin Department of Natural Resources  
U.S. Army Corps of Engineers – St. Paul District  
U.S. Environmental Protection Agency – Region V  
U.S. Fish and Wildlife Service, February, 2002

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**I. Executive Summary:**

**Site Name: Franklin High School**

**Location of Compensation Site:**

County: Milwaukee

Watershed: Root River (SE03)

Northeast ¼ of Section 14, Township 5 North, Range 21 East

Address 8222 S. 51<sup>st</sup> Street, Franklin, Wisconsin 53132

Compensation site is not a Bank Site. Compensation is project specific (for the Franklin High School – Addition & Renovation project) which is scheduled for construction in 2013.

**General Description of Design Concept for the Compensation Site:**

Utilization of existing lands owned by Franklin School District on the Franklin High School site to mitigate for wetland and wetland buffer loss as required by governing agencies. Compensation plan considers use of lands suitable on-site. Discussion of suitability of site selected has been discussed with Wisconsin DNR and City of Franklin.

**Upland Buffers for the Compensation Site:**

Maximum Width: 80-Feet+ (this includes wetland setback area)

Minimum Width: 30-Feet

Surrounding Land-Uses: Institutional (High School and athletic fields), West Drexel Avenue (located to the west), South 51<sup>st</sup> Street (located to the north), fallow field (maintained), and wetlands.

**Planned Hydrology:** Compensation site is generally within a floodplain. After heavy rainfall and snow-melt events water pools in this area. Generally soils are saturated at the current surface elevation immediately after rainfall events. Artificial hydrology influences will occur as a result from this project. The compensation site will generally be served by groundwater, surface flow runoff and flood events with the intent of minimizing maintenance at the site. Expected water depths will be variable throughout the seasons and may result in up to 3” standing water above ground surface to saturation in the upper 12” of soil.

### **1.0 Introduction & Purpose:**

On behalf of the Franklin School District, Kapur & Associates, Inc. (Kapur), has prepared this wetland mitigation plan (Plan) as required by the City of Franklin (City) as a method for identifying compensatory wetland mitigation to replace unavoidable wetland loss resulting from the Franklin High School – Addition & Renovations project. Franklin School District has embarked on school facility renovation and additions at the Franklin High School property. In November, 2012 these improvements were supported by City of Franklin voters involving a school referendum that will allow for expanded parking areas, improved school access off of South 51<sup>st</sup> Street, expansion of academic space, and other school activities involving auditorium, music, arts and sports. This project will also be a great benefit to the community it serves, as portions will be made available to the general public (not solely to serve the student and school faculty). A total of 12,402 square feet of wetland impacts and 42,743 square feet of wetland buffer impacts may occur as a result of the proposed project.<sup>1</sup> These impacts have been analyzed at great length by project stakeholders and considerations have been made to minimize wetland impacts to the maximum extent possible. Impacts are proposed to occur as follows:

- Construction of a needed site ingress (18-foot wide; 1-lane; 1-way; 3:1 side slopes) off of South 51<sup>st</sup> Street to a proposed parking lot to help alleviate parking and traffic congestion. This effort has been supported by the City of Franklin.
- Construction of an emergency vehicle, ADA and maintenance access (14-foot wide; 3:1 side slopes) to a proposed new football field. Emergency access to the proposed new field(s) has been supported by the City.
- Construction of a second proposed football practice field (the southern of the two fields currently being proposed).

### **2.0 Plan Developer Information & Expertise**

Kathryn McNelly-Bell is an Environmental Scientist/Compliance Specialist with Kapur & Associates, Inc. Kathryn received her Bachelor of Science in Biology with a minor in Environmental Studies from the University of Wisconsin Whitewater in 2001 and has gained continuing education and training to keep current in the issues of natural resources. Kathryn has over 12 years of professional experience in assessing Wisconsin's biological systems. Kathryn formerly worked at the Southeastern Wisconsin Regional Planning Commission (SEWRPC) between 1999-2001 with the Lakes Team under the direction of Dr. J. Thornton and Mr. B. Biebel; the Wisconsin Department of Natural Resources between 2001-2002 with the Water Regulation and Zoning Department (LTE) under the direction of Mr. J. D'Antuono, Ms. Sharon Gayan and Mr. M. Luba, P.E.; and has since worked in the consulting field serving clients including public sector municipalities, school districts, We Energies, Milwaukee Metropolitan Sewerage District, Miller Park, as well as the private sector (developers and individual private landowners). Kathryn has conducted over 650 wetland delineations throughout the duration of her career. Kathryn has completed training specific to natural resources including: the United States Army Corps of Engineers (ACOE) Wetland Delineation Certification (2002), Interim ACOE Wetland Delineation Workshop – Midwest Region (2009), Wisconsin Department of Natural Resources (DNR) Wetland Compensatory Mitigation Regulations (2003), DNR NR40 Invasive Species Management Workshop (2009), WDNR Endangered Resources Review Certification Training (2011), University of Wisconsin La-Crosse Continuing Education Basic Plant Identification and Hydric Soils Identification, etc. Kathryn was responsible for investigating the proposed site and provided oversight of the development of the mitigation construction plans and details.

### **3.0 General Description of Site**

On-site compensation area for impacts to the wetland areas and wetland buffers are available at the Franklin High School site. Preliminary planning of this involved discussions with Wisconsin Department of Natural Resources and City staff. It is important to ensure the longevity of the compensation site given that a great deal of time has been spent in planning for this site and creating various documents, plans and the City required Conservation Plan.

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<sup>1</sup> If a second practice football field is not built, wetland disturbance in the amount of approximately 3,990 square feet; and wetland buffer disturbance in the amount of approximately 14,428 square feet will result. This plan and supplemental documentation including the NRSE and NRPP plan for either impact.

Outcome of discussions with the Regulatory agencies (City and State) resulted in the following findings:

- Floodplain may be utilized for mitigation site area so long as fill is not placed in floodplain (i.e. elevations are not raised).
- Mitigation area does consider existing utilities and utility and roadway easements.
- Mitigation area does consider an additional 50-foot setback (minimum) from the property line at the request of the City Engineering Department.
- Mitigation area does consider location of a possible City round-about at the intersection of W. Drexel and S. 51<sup>st</sup> Street at the direction of City planner.
- Mitigation area does consider location of possible turn lanes at the intersection of W. Drexel and S. 51<sup>st</sup> Street at the direction of the City planner.
- Mitigation may occur on-site per Department of Natural Resources (currently off-site mitigation is preferred by DNR; however wetland banks within the Root River Watershed and within the City of Franklin are not available; purchase of land for the sole purpose of mitigation by the School District is economically un-feasible; besides mitigation outside of City limits would not be accepted by the City; and the pending DNR in-lieu fee program would not be accepted by the City as a means to mitigate for this project).
  - DNR and ACOE regulatory authority will come into play upon approval of the second, southernmost football field along the east side of the site. DNR will require wetland mitigation for 10,000 square feet or more of wetland impact. Wetland impacts for the ingress lane and emergency vehicle access lane would be combined with the second football field impacts upon finalization of those plans.

Details of the compensation plan:

Total Acreage of Wetland Mitigation Anticipated: Details of the compensation plan:

- Based off of 2 different scenarios: if 2<sup>nd</sup> practice football field is built vs. not built:
  - If 2<sup>nd</sup> Practice Football Field is Built:
    - Wetland Mitigation (Wetland Created): Approximately 0.459 acre or 20,010 square feet.
    - Wetland Buffer: Approximately 0.351 acres or 15,324 square feet.
    - Wetland Setback: Approximately 0.222 acre or 9,688 square feet.
    - Wetland Enhancement: Approximately 1.098 acres or 47,817 square feet.
  - If 2<sup>nd</sup> Practice Football Field is Not Built:
    - Wetland Mitigation (Wetland Created): Approximately 0.166 acre or 7,215 square feet.
    - Wetland Buffer: Approximately 0.301 acre or 13,112 square feet.
    - Wetland Setback: Approximately 0.192 acre or 8,342 square feet.
    - Wetland Enhancement: Approximately 0.172 acre or 7,494 square feet.
- Wetland Types Currently Found On-Site: Shallow marsh, Disturbed fresh wet meadow, Floodplain forest with shrubs.
- Wetland Types & Quantity of Wetland Impacts On-Site as a Result of Site Improvements:
  - Wetland 1: Area of impact is within a shallow marsh dominated by *Typha glauca* (Hybrid cattail). Impact will be due to construction of an emergency access, maintenance access, ADA access point to proposed practice football fields located near the eastern side of the site. Area of impact is 2,136 square feet (0.049 acre). A permit application for this impact has been submitted to the DNR and US ACOE by Kapur.
  - Wetland 1: Area of impact is within shallow marsh – this portion of the wetland is dominated by *Salix exigua* (Sandbar willow) and *Typha glauca*. Impact to wetland buffer will result due to construction of a walkway that will effectively separate the schools running track athletic field from viewer participation areas. This portion of the project has been engineered by Point of Beginning, Inc.
  - Wetland 2: Area of impact is within a disturbed fresh wet meadow dominated by *Poa pratensis* (Kentucky bluegrass). Impact will be due to construction of an in-only, 1-lane access to the school located on the southwest end of the site off of South 51<sup>st</sup> Street. Area of impact is 1,854 square feet (0.043 acre). A permit application has been submitted to the DNR and US ACOE by Kapur.
  - Wetland 4: Area of impact is within disturbed fresh wet meadow/lowland hardwood forest with some shrubs. Impact will be due to construction of a second practice football field. A permit application for this impact will be submitted by Kapur upon agreement of this impact to proceed by project stakeholders.

**Photos of Wetland Impact Areas:**



Photo 1: Wetland Area 1 – impact area for emergency and maintenance vehicle access as well as ADA access to proposed football practice fields.



Photo 3: Wetland 2 – right side of photo. Impact area due to construction of ingress lane off of S. 51<sup>st</sup> Street.

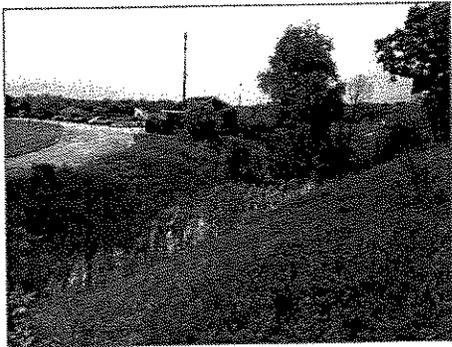


Photo 2: Wetland Area 1 – impact within wetland buffer for proposed walkway.

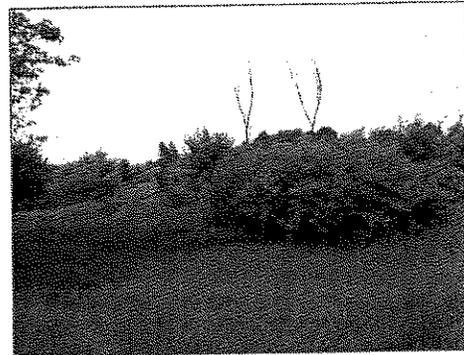


Photo 4: Wetland 4 – impact area due to proposed second practice football field.

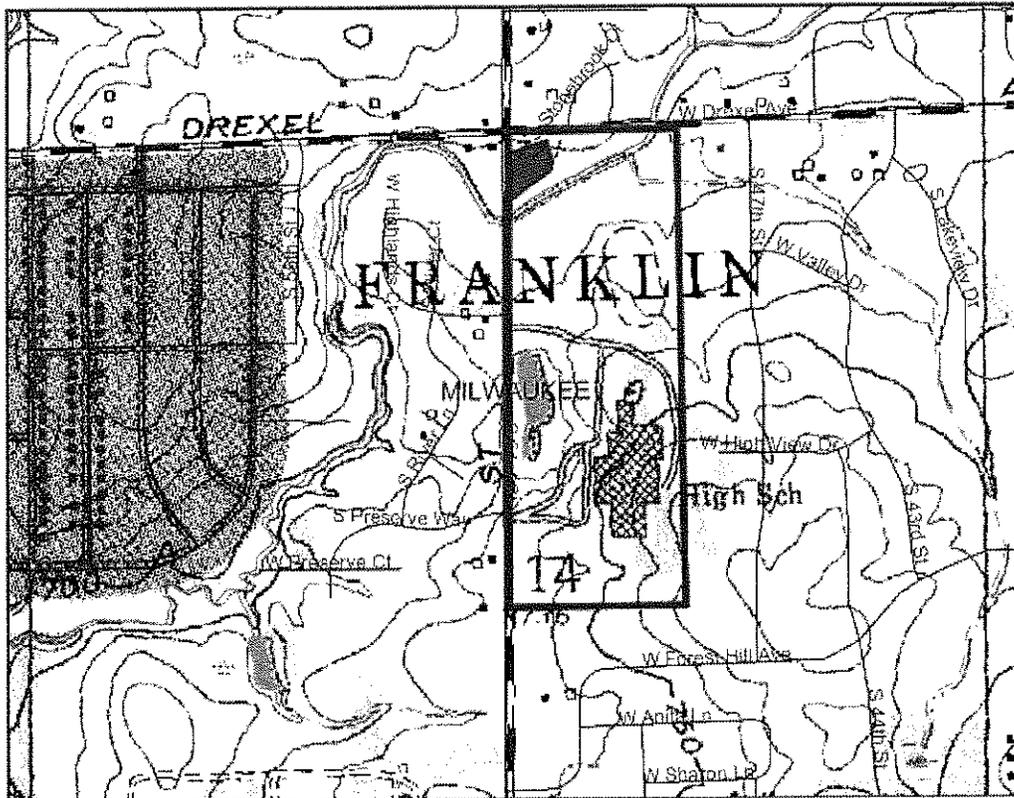
- Wetland Types Expected Post-Mitigation: Shallow marsh, Disturbed fresh wet meadow, Fresh wet meadow, Floodplain forest with shrubs.
- Proposed Techniques for Mitigation include Restoration, Enhancement and Creation as Follows:
  - Invasive species management – cut and chemically treat buckthorn within mitigation area. Remove garlic mustard by hand pulling. Remove reed canary grass by chemical treatment.
  - Install perimeter control (silt soxx™ or equal). Remove topsoil outside of canopy/wooded areas.
  - Place topsoil in staging limits protected with silt fence or equal if it is to remain for 7 days or greater (staging limits are planned outside of existing wetland boundary and outside of floodplain limits). If it is to remain 14-days or greater stabilize with non-weedy mulch or cover with plastic so soils do not runoff to receiving waters.
  - Grade (cut soils) utilizing proper equipment per project plans. Avoid compaction of soils. If compaction takes place contractor will need to take proper steps to ensure soils are de-compacted. Avoid placement of soils within mitigation area even if temporary.
  - Sift topsoil to remove gravel and weedy vegetation/seeds.
  - Return topsoil and prepare for loose seed-bed.
  - Confirm soils present are viable for wetland conditions (hydric soils).
  - Use native seed mix as indicated in project plans, expired seed will not be accepted.
  - Utilize a cover crop seed based on time of year and at manufacturer's recommendation (Agrecol).
  - Utilize a non-toxic tackifier for restoration if seeding occurs over late spring/summer months (during growing season).
  - Outside of growing season use erosion mat class 1, type b urban for restoration. If seeding takes place outside of the growing season, contractor shall return the following spring (during the growing season) to ensure stabilization efforts have been properly undertaken and that successful germination has taken place by specified seed mix.
  - Contractor shall water seed as needed to ensure proper germination takes hold.
  - Install trees and shrubs as indicated in plans during appropriate time of year. Trees and shrub shall have a 1-year warranty (minimum).
- Expected Function of Mitigation Site: The mitigation site is anticipated to handle periods of flooding and drought based on variable seasonal climate conditions. This area will continue to serve as an even larger migration corridor that may be utilized by various waterfowl, owls, herons, cranes, songbirds, etc. Pools created may be utilized for amphibians and invertebrates, while adjoining open areas may provide habitat for reptiles. This area will continue to serve an important function for floodwater storage and will offer water quality improvements by helping filtrate runoff from nearby urban roadways before water flows into the intercepting River. The site may be utilized as an educational for students at the discretion of the School District. Additionally the site is near two major intersecting roads in the City of Franklin, which will offer an accessible viewing corridor for education to the public through potential signage which may be erected at the site at the discretion of the School District.

#### 4.0 Location of Site

- Franklin High School is a public school operated by the Franklin School District, located at address 8222 S. 51<sup>st</sup> Street, Franklin, Wisconsin 53132.
- The school is located in the Northeast ¼ of Section 14, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.
- The existing site is a 71.322 acre rectangular site orientated North/South. The site is bordered to the South and East by residential subdivisions, to the West by 51<sup>st</sup> Street, and to the North by an unnamed Tributary to the Root River, and beyond by Drexel Avenue and a Fire Station.
- Coordinate Position: 42° 54' 3.3" N Latitude, 87° 58' 45.5" W Longitude
- 12-digit HUC (Subwatershed): 040400020302. 12-digit HUC Name: Ryan Creek-Root River. HUC Area (Acres): 18509.
- 10-digit HUC (Watershed): 0404000203. 10-digit HUC Name: Root River.
- 8-digit HUC (Sub-basin): 04040002. 8-digit HUC Name: Pike-Root Rivers.
- Watershed: Name: Root River. Code: SE03. Area: 127339.16 acres. Area: 198.97 square miles.

**USGS Topographic Map – Greendale Quadrangle Wisconsin – Milwaukee Co.  
7.5 Minute Series (Topographic)  
↑ North, Not to Scale**

Franklin High School site boundary is outlined in red. Approximate mitigation area is blocked in magenta.



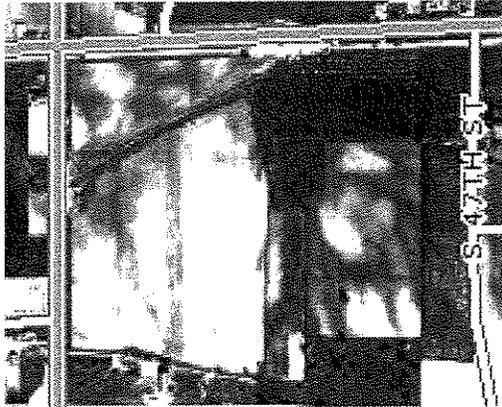
#### 5.0 Baseline Conditions

Survey of current conditions:

- Survey of Contours: The mitigation area slopes to the south/southwest towards an Unnamed Tributary to the Root River. Please refer to the Boundary/Site Survey (following page) for elevations.



- Summary of Historic and Current On-site Land Uses:** The site has a history of agricultural use (pre-dating 1936 per available aerial photos – see photos below). The site underwent original high school development in the 1960s. The site may also have a history of cut and fill activities per the USDA/NRCS Soil Survey (Clayey land (Cv) a miscellaneous soil type is mapped for much of the site. *Clayey land (Cv) is a miscellaneous land type that consists of fill areas and of cut or borrow areas.*<sup>2</sup> Currently the site is used as a public high school and contains facilities including athletic fields (football field, soccer field, softball/baseball field, track and field area, cross-country trails, etc.) school building, maintenance areas, greenhouse, parking lots, access roadways, sidewalk, stormwater ponds, etc.



1936 Aerial Photo (available only for the north ~ 1/2 of the site) shows Unnamed Tributary with surrounding wetlands (running diagonally southwest from W. Drexel to S. 51<sup>st</sup> Street). Aerial photograph indicates lands have an agricultural history.



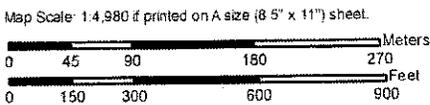
1951 Aerial shows entire High School site. Lands had been utilized for agricultural purposes prior to site development.

- Description of Current Zoning Designation:** The majority of the site is zoned I-1 (Institutional District) by the City of Franklin. Portions that will be mitigated are located within the FW (Floodway District). A conservation easement will be put into effect to further protect lands mitigated and surrounding natural resources which will not be impacted by the proposed project.
- Description of Nearby Land Uses:** A City fire station (zoned I-1) and West Drexel Avenue are located to the north, residential areas are located to the east and south (zoned R-6), and South 51<sup>st</sup> Street and residential areas (zoned R-6) are located to the west. Floodplain associated with an unnamed Tributary to the Root River (Zoned FW) is located within the mitigation site limits. Right-of-way and utility easements (including City owned sanitary located near the wetland boundary) will be avoided (off-sets for proposed mitigation have been created from these utilities so that the City and other utilities, etc. may avoid impact to the proposed wetland mitigation area in the event that they need to maintain their facilities).
- Description of Any Known Historic/Archaeological Resources on the Site:** None known.
- Description of the Geology and Soils of Proposed Mitigation Area Using the County Soil Survey and Some Representative Borings:** Soils are mapped as Blount silt loam (BIA) per the USDA/NRCS Soil Survey Map. Soils in the Blount series are somewhat poorly drained which have slow permeability and high

<sup>2</sup> Source: U.S. Department of Agriculture Soil Conservation Service in cooperation with University of Wisconsin; Wisconsin Geological and Natural History Survey Soils Department and Wisconsin Agricultural Experimentation Station, Soil Survey of Milwaukee and Waukesha Counties Wisconsin. Issued July, 1971.

available water capacity. Groundwater is generally 28-centimeters below ground surface (please refer to attached USDA/NRCS Depth to Groundwater Map). Blount silt loam is listed as a hydric soil on the Hydric Soils List for Milwaukee and Waukesha Counties.

Depth to Water Table—Milwaukee and Waukesha Counties, Wisconsin



Depth to Water Table—Milwaukee and Waukesha Counties, Wisconsin

MAP LEGEND	MAP INFORMATION
<b>Area of Interest (AOI)</b> [Dashed Line] Area of Interest (AOI)	Map Scale: 1:4,980 if printed on A size (8 5/8" x 11") sheet The soil surveys that comprise your AOI were mapped at 1:15,840.
<b>Soils</b> [Dotted Pattern] Soil Map Units	<b>Warning.</b> Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.
<b>Soil Ratings</b> [Stippled Pattern] 0 - 25 [Dotted Pattern] 25 - 50 [White] 50 - 100 [Light Gray] 100 - 150 [Medium Gray] 150 - 200 [Dark Gray] > 200	Please rely on the bar scale on each map sheet for accurate map measurements.
<b>Political Features</b> [Circle] Cities	Source of Map: Natural Resources Conservation Service Web Soil Survey URL: <a href="http://websoilsurvey.nrcs.usda.gov">http://websoilsurvey.nrcs.usda.gov</a> Coordinate System: UTM Zone 16N NAD83
<b>Water Features</b> [Wavy Line] Streams and Canals	This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
<b>Transportation</b> [Double Line] Rails [Thick Wavy Line] Interstate Highways [Thin Wavy Line] US Routes [Dashed Line] Major Roads [Dotted Line] Local Roads	Soil Survey Area: Milwaukee and Waukesha Counties, Wisconsin Survey Area Data: Version 7, Jun 25, 2012 Date(s) aerial images were photographed: 6/8/2005 The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Depth to Water Table

Depth to Water Table— Summary by Map Unit — Milwaukee and Waukesha Counties, Wisconsin (WI602)				
Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
AsA	Ashkum silty clay loam, 0 to 3 percent slopes	15	0.4	0.4%
AzA	Aztalan loam, 0 to 2 percent slopes	61	2.3	2.0%
BIA	Blount silt loam, 1 to 3 percent slopes	28	21.3	18.4%
Cv	Clayey land	107	45.4	39.3%
FoB	Fox loam, 2 to 6 percent slopes	>200	2.0	1.7%
FtB	Fox silt loam, loamy substratum, 2 to 6 percent slopes	>200	0.0	0.0%
HeB	Hebron loam, 2 to 6 percent slopes	>200	0.7	0.6%
MzdB	Morley silt loam, 2 to 6 percent slopes	>200	40.7	35.2%
MzdB2	Morley silt loam, 2 to 6 percent slopes, eroded	>200	0.4	0.3%
MzdC2	Morley silt loam, 6 to 12 percent slopes, eroded	>200	0.3	0.3%
MzdD2	Morley silt loam, 12 to 20 percent slopes, eroded	>200	0.8	0.7%
W	Water	>200	1.3	1.1%
<b>Totals for Area of Interest</b>			<b>115.5</b>	<b>100.0%</b>

### Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

### Rating Options

*Units of Measure:* centimeters

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

Depth to Water Table—Milwaukee and Waukesha Counties, Wisconsin

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*Tie-break Rule:* Lower

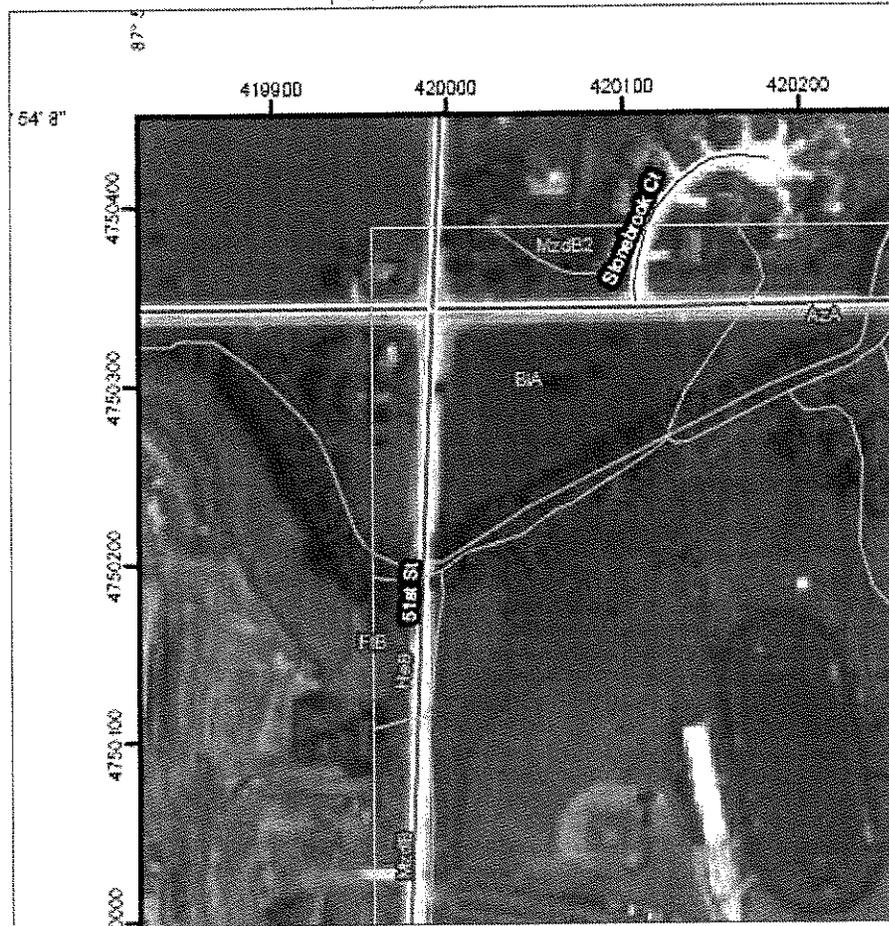
*Interpret Nulls as Zero:* No

*Beginning Month:* January

*Ending Month:* December

USDA/NRCS Soil Survey

↑ North, Not to Scale



Per the Soil Survey the typical profile of Blount silt loam, 1-3% slopes is as follows:

*Ap*—0 to 3 inches, very dark grayish-brown (10YR 3/2) silt loam; moderate, medium, granular structure; friable; neutral; clear; wavy boundary.

*A2*—3 to 8 inches, brown (10YR 5/3) silt loam; few, fine, distinct, yellowish-brown (10YR 5/6) mottles; moderate, medium, platy structure; friable; slightly acid; clear, wavy boundary.

*B1*—8 to 11 inches, dark-brown (10YR 4/3) silty clay loam; common, fine distinct, grayish brown (10YR 5/2) and yellowish-brown (10YR 5/8) mottles; moderate, medium sub-angular blocky structure; firm; medium acid; clear, wavy boundary.

*B21t*—11 to 19 inches, dark-brown (10YR 4/3) silty clay; common, fine, faint, grayish-brown (10YR 5/2) and distinct, yellowish-brown (10YR 5/6) mottles; weak, medium, prismatic structure parting to moderate, medium, subangular blocky structure; thick, continuous clay films; firm; few pebbles of dolomite; strongly acid; gradual, wavy boundary.

*B22t*—19 to 28 inches, dark-brown (10YR 4/3) silty clay; common, medium, faint, grayish-brown (10YR 5/2) and distinct, yellowish brown (10YR 5/6 mottles); weak, medium, prismatic structure breaking to strong, medium, subangular blocky structure; thick, continuous clay films; firm; very dark grayish-brown (10YR 3/2) stains of organic matter; few pebbles of dolomite and fragments of shale; slightly acid; gradual, wavy boundary.

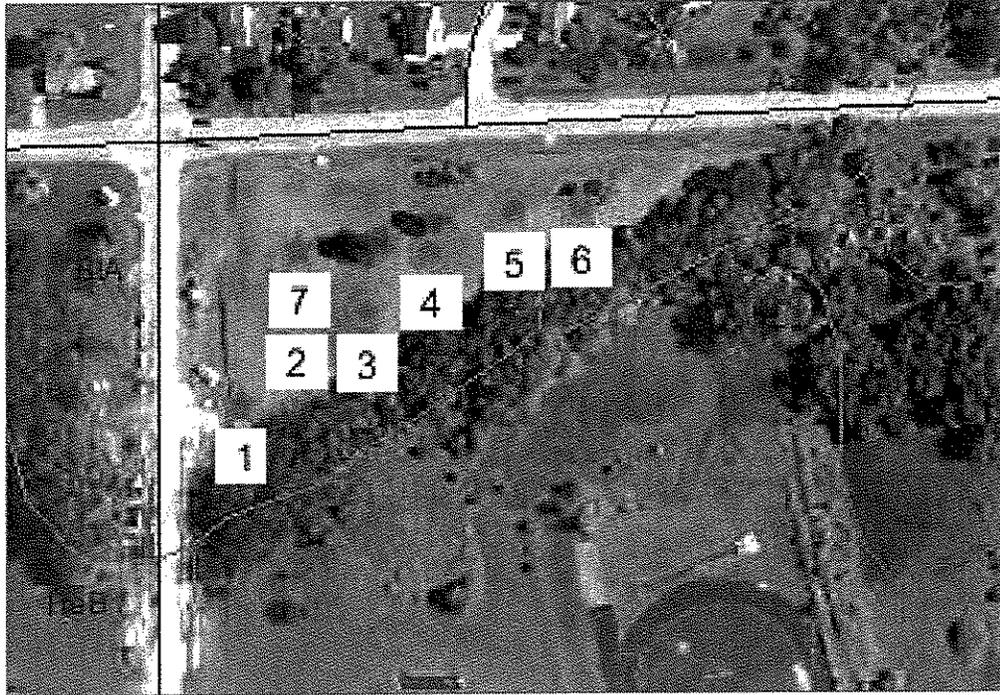
*B3*—28 to 34 inches, dark-brown (10YR 4/3) slightly clay loam.; many, medium, distinct, light brownish-gray (10YR 6/2) and yellowish-brown prismatic structure breaking to weak, medium, subangular blocky structure; firm; small patches of segregated free lime; slightly calcareous; gradual, wavy boundary.

*C*—34 to 60 inches, brown (10YR 5/3) silty clay loam; many, medium faint, light brownish-gray (10YR

6/2) and prominent, yellowish-brown (10YR 5/6 and 5/8) mottles; massive; firm; few pebbles of dolomite; highly calcareous.

Seven representative soil borings were taken at the proposed mitigation site on July 10, 2013 resulting in the following data:

**USDA/NRCS Soil Survey with Soil Boring Locations, ↑ North, Not to Scale**



**Soil Profile Descriptions**

Soil Sample 1	Matrix	Redox Features							
		Depth	Color	%	Color	%	Type	Location	Texture
		0-3"	10YR3/2	100					Silt Loam
		3-8"	10YR3/2; 10YR5/3	50/50					Silt Loam
		8-13"	10YR 3/2		10YR5/6	5	Concentration	Matrix	Silt Loam
		13-17"	10YR4/2	100	10YR5/6	3	Concentration	Matrix	Silty Clay Loam
		17-19"	10YR3/1	100	10YR5/6	10	Concentration	Matrix	Silty Clay Loam
		19 -24"+	10YR3/1;10YR5/2	60/40	10YR5/6	7	Concentration	Matrix	Silty Clay

Soil Sample 2	Matrix	Redox Features							
		Depth	Color	%	Color	%	Type	Location	Texture
		0-12"	10YR3/2	100					Silt Loam
		12-14"	10YR3/2	100	10YR5/6	5	Concentration	Matrix	Silt Loam
		14-24"+	10YR5/2	100	10YR5/6	7	Concentration	Matrix	Silty Clay Loam

Soil Sample 3	Matrix	Redox Features							
		Depth	Color	%	Color	%	Type	Location	Texture
		0-11"	10YR3/2	100					Silt Loam
		11-16"	10YR3/2	100	10YR5/4	3	Concentration	Matrix	Silt Loam
		16-24"+	10YR4/2	100	10YR5/6	10	Concentration	Matrix	Silty Clay Loam

Soil Sample 4	Matrix	Redox Features							
		Depth	Color	%	Color	%	Type	Location	Texture
		0-8"	10YR3/2	100					Silt Loam
		8-12"	10YR4/2	100	10YR5/6	5	Concentration	Matrix	Silt Loam
		12-14"	10YR3/2; 10YR4/3	60/40	10YR5/6	7	Concentration	Matrix	Silt Loam
		14-24"+	10YR5/1	100	10YR5/6	7	Concentration	Matrix	Silty Clay Loam w/10YR 2/1 Manganese Redox

**Soil Profile Descriptions (Continued)**

Soil Sample 5	Matrix	Redox Features							
		Depth	Color	%	Color	%	Type	Location	Texture
		0-14"	10YR3/2	100					Silt Loam
		14-24"+	10YR4/2	100	10YR5/4	5	Concentration	Matrix	Silt Loam

Soil Sample 6	Matrix	Redox Features							
		Depth	Color	%	Color	%	Type	Location	Texture
		0-6"	10YR3/2	100					Silt Loam
		6-10"	10YR3/2	100	10YR5/6	5	Concentration	Matrix	Silt Loam
		10-14"	10YR5/2	100	10YR6/6	7	Concentration	Matrix	Silty Clay
		14-24"+	10YR4/2	100	10YR5/4	7	Concentration	Matrix	Silty Clay with Pebbles

Soil Sample 7	Matrix	Redox Features							
		Depth	Color	%	Color	%	Type	Location	Texture
		0-6"	10YR4/3	100					Silt Loam
		6-12"	10YR3/2	100					Silt Loam
		12-16"	10YR 3/2	100	10YR5/6	3	Concentration	Matrix	Silt Loam
		16-24"+	10YR4/2	100	10YR5/6	7	Concentration	Matrix	Silty Clay with Pebbles



Photo 2: Looking east towards Soil Sample 6.  
generally be capable of supporting mitigation efforts.

All of the soil sample locations were taken on concave surface within footslope and slight depression areas. Generally soils sampled closely match the Blount Series profile description. During the site visit identification of artificial drainage (i.e. drain tiles) were not found present. Placement/removal of soils within the last 5 years was not identified (i.e. soils were observed under "normal conditions"). Soils likely have been disturbed by past roadway and utility (electric, gas, sanitary, watermain, etc.) construction efforts. Soils have not been disturbed by agricultural activities for approximately 50 years. Soil samples did meet hydric soil indicators including: Redox Dark Surface (F6).<sup>3</sup> Based on data collected existing soil conditions should

<sup>3</sup> Source: Field Indicators of Hydric Soil Version 7.0, for LRR K and M: NC and MW Regional Supplement.

- Description of Current Hydrology Including Channelized and Un-Channelized Flows, Groundwater and Tiling Information:
  - Generally the wetland mitigation site is located within mapped 100-year floodplain (Zone AE).

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100 Year Zone AE Floodplain Outlined in Blue Dot, Approximate Mitigation Site Colored in Magenta),  
 ↑ North, Not to Scale



- Mitigation site is located north of an unnamed Tributary to the Root River.
- Mitigation site is located within mapped Blount Silt Loam (BIA). Refer to aforementioned Depth to Groundwater Table Map. Groundwater is generally 28-centimeters below ground surface.
- Saturation was found present at ground surface during soil borings (July 9, 2013) at Soil Sample Locations 1 and 6. Saturation was found present in the upper 12-inches of the soils at Sample Locations 1 through 6. Per NOAA National Weather Service it had rained 0.16" in the Milwaukee area on July 8, 2013; and precipitation values were 1.38-inches greater than normal since June 1 and 8.25-inches greater than normal since January 1.<sup>4</sup>

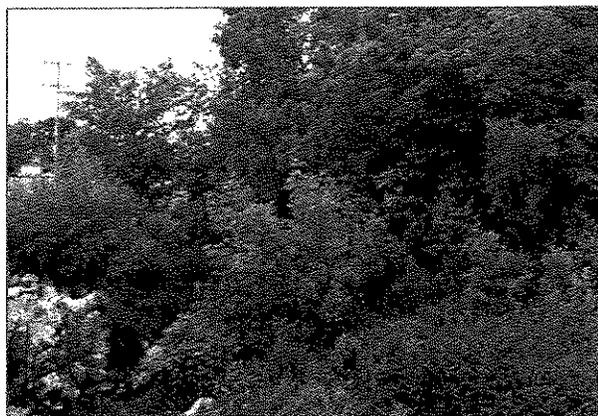


Photo 3: Standing along S. 51<sup>st</sup> Street looking east at Unnamed Tributary to Root River.

<sup>4</sup> Source: National Weather Service Forecast Office Milwaukee/Sullivan, Milwaukee Location. <http://www.nws.noaa.gov/climate/getclimate.php?wfo=mlx>

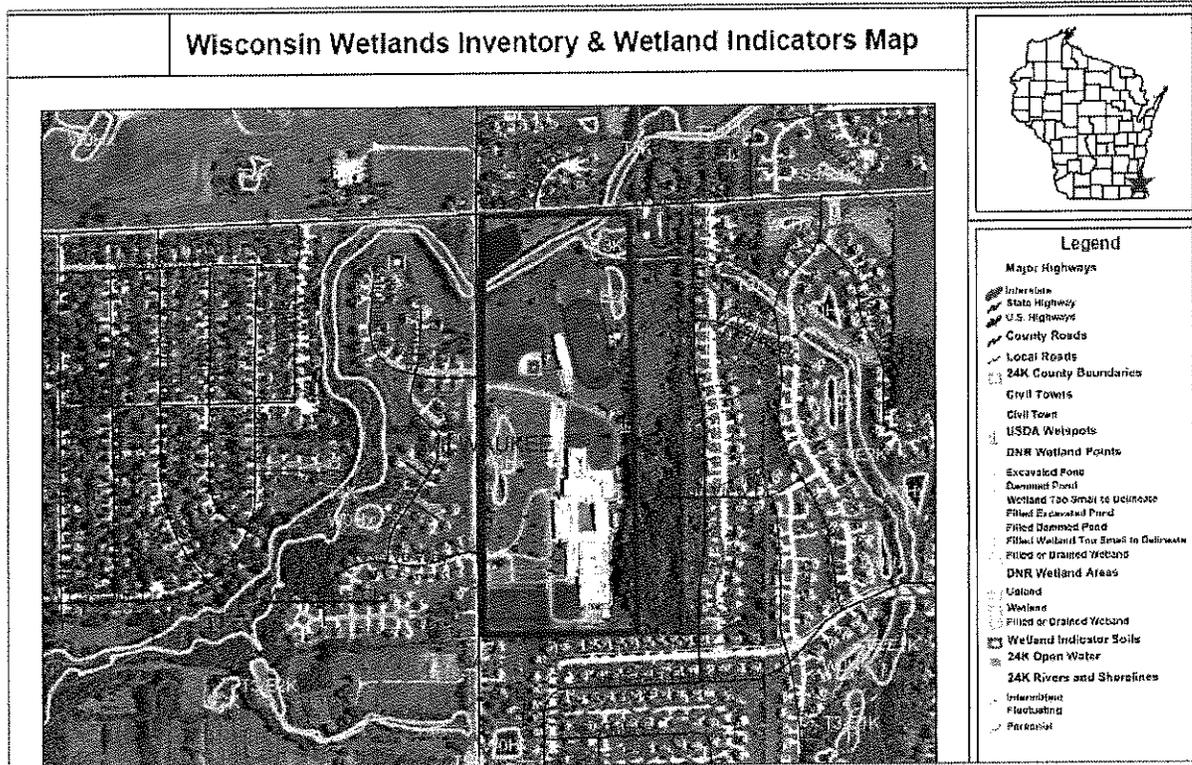
- Drain tiles were not found present during site visits.

▪ Description of Present Flora

Preliminary Vegetation Species List July 9, 2013			
Scientific Name	Common Name	Indicator	Native/Non-Native
<i>Acer negundo</i>	Boxelder	FAC	Native
<i>Achillea millefolium</i>	Common yarrow	FACU	Native
<i>Alliaria officinalis</i>	Garlic mustard	FAC	Non-Native
<i>Carex blanda</i>	Common wood sedge	FAC	Native
<i>Carex granularis</i>	Pale sedge	FACW	Native
<i>Cerastium fontanum</i>	Common chickweed	FACU	Non-Native
<i>Convolvulus arvensis</i>	Field bindweed	NI	Non-Native
<i>Coronilla varia</i>	Crown vetch	NI	Non-Native
<i>Fragraria virginiana</i>	Virginia strawberry	FACU	Native
<i>Lotus corniculatus</i>	Bird's-foot trefoil	FACU	Non-Native
<i>Medicago lupulina</i>	Black medick	FACU	Non-Native
<i>Parthenocissus quinquefolia</i>	Virginia creeper	FACU	Native
<i>Phalaris arundinacea</i>	Reed canary grass	FACW	Non-Native
<i>Poa compressa</i>	Canada bluegrass	FACU	Non-Native
<i>Poa pratensis</i>	Kentucky bluegrass	FAC	Non-Native
<i>Populus deltoides</i>	Cottonwood	FAC	Native
<i>Rhamnus cathartica</i>	Common buckthorn	FAC	Non-Native
<i>Rhus radicans</i>	Poison ivy	FAC	Native
<i>Ribes americanum</i>	Wild black currant	FACW	Native
<i>Rosa multiflora</i>	Multiflora rose	FACU	Alien
<i>Salix exigua</i>	Sandbar willow	FACW	Native
<i>Sambucus canadensis</i>	Elderberry	FACW	Native
<i>Sonchus arvensis</i>	Field sow thistle	FACU	Non-Native
<i>Taraxacum officinale</i>	Dandelion	FACU	Non-Native
<i>Trifolium hybridum</i>	Alsike clover	FACU	Non-Native
<i>Trifolium pratense</i>	Red clover	FACU	Non-Native
<i>Trifolium repens</i>	White clover	FACU	Non-Native
<i>Ulmus americana</i>	American elm	FACW	Native
<i>Vitis riparia</i>	River-bank grape	FACW	Native

Dominant species present during site visit included: *Poa spp.* and *Trifolium species*. Considering this area has been maintained as a lawn occurrence of these species is expected. Unmaintained portions of the mitigation area corridor (near the existing wetland/upland boundary) were dominated by *Rhamnus cathartica* and *Poa spp.*

- Description of Fauna Using the Site: Fauna expected to utilize this site include: various waterfowl, owls, herons, cranes, songbirds, amphibians, invertebrates, reptiles, and small mammals. Fauna were not observed during site visits.
- Wisconsin Wetlands Inventory Map:



- The NRCS Farmed Wetland Inventory Map is unavailable for this site.
- A wetland delineation was completed by the Southeastern Wisconsin Regional Planning Commission in June, 2013. Their letter report will be forthcoming. Wetland flags have been surveyed and are included on the Wetland Exhibit (aforementioned).



SITE DESCRIPTION

I. HYDROLOGIC SETTING

A Describe the geomorphology of the wetland.

- Depressional (includes slopes, pebbles, small lakes, kettles, etc.) Wetlands 1-6
- Riverine - Wetland 3
- Laka Fringe
- Extensive Peatland

B.  N Has the wetland hydrology been altered by ditching, tiles, dams, culverts, well pumping, diversion of surface flow or changes to runoff within the watershed (circle those that apply)?

C.  N Does the wetland have an inlet, outlet, or both (circle those that apply)?  
 Wetland 3 - pair of waterway-bridges at S. E. of I. W. Drove crossings.  
 Wetland 4 - has a culvert (outlet) near terminal side (west end of wetland).

D.  N Is there any field evidence of wetland hydrology such as buttressed tree trunks, adventitious roots, drift lines, water marks, water stained leaves, soil mounding, soil mounds, organic soils layer, or oxidized rhizospheres (circle those that apply)?  
 Wetland 1: drift lines, soil mounding.  
 Wetland 2: water marks, soil mounding.  
 Wetland 3: buttressed tree trunks, adventitious roots, drift lines, water marks, mounding/slopes, organic soil layers, oxidized rhizospheres.  
 Wetland 4: adventitious roots, drift lines, soil mounding.  
 Wetlands 5 + 6: adventitious roots, water marks, soil mounding.

E.  N Does the wetland have standing water, and if so what is the average depth in inches? \_\_\_\_\_ marks, soil mounding.  
 Approximately how much of the wetland is inundated? %  
 WL 1: 0-8" 2-30% inundated. WL 2: less than 1" (spring rains) 0% inundated.  
 WL 3: 0-8" 10% inundated. WL 4: 2-3" 1-7% inundated. WL 5 + WL 6: less than 1" 0% inundated.

F. How is the hydroperiod (seasonal water level pattern) of the wetland classified?

- Permanently Flooded - Portions of wetlands 1+3
- Seasonally Flooded (water absent at end of growing season) Portions of WLs 1+3, 2, 4, 5, + 6
- Saturated (surface water seldom present) Wetlands 1-6
- Artificially Flooded Wetlands 1+4
- Artificially Drained

G.  N Is the wetland a navigable body of water or is a portion of the wetland below the ordinary high-water mark of a navigable water body? List any surface waters associated with the wetland or in proximity to the wetland (note approximate distance from the wetland and navigability determination). Note if there is a surface water connection to other wetlands.

Wetland 3 is part of a riverine and connects to an unnamed tributary to the Root River

II. VEGETATION

A. Identify the vegetation communities present and the dominant species. <sup>Ⓢ Please refer to SEWRPC letter report findings.</sup>

	floating leaved community dominated by: <u>None</u>
	submerged aquatic community dominated by: <u>None</u>
✓	emergent community dominated by: <u>Typha glauca (WL3+WL4)</u>
✓	shrub community dominated by: <u>Cornus sp. (WL3+WL4); Rhamnus cathartica (WL3, 4); Salix exigua (WL3, 4)</u>
✓	deciduous broad-leaved tree community dominated by: <u>Ulmus americana, Fraxinus pennsylvanica (WL3+4); Salix nigra (WL3); Acer negundo (WL3+4)</u>
	coniferous tree community dominated by: <u>N/A</u>
	open sphagnum mat or bog <u>N/A</u>
✓	sedge meadow/wet prairie community dominated by: <u>Prunella grandiflora, Solidago spp., Carex stipitata, Aster spp. (WL 1, 3, 4, 5, 6)</u>
	other (explain)

B. Other plant species identified during site visit:  
Please refer to SEWRPC letter report findings

III. SOILS

A. NRCS Soil Map Classification: B1A (Blunt silt loam, 1-3'), A2A (Aztalan loam, 0-2'), Cx (Clayey sand), MzdB (Marek silt loam, 2-6')

B. Field description:

Organic (histosol)? If so, is it a muck or a peat?

Mineral soil?

- Mottling gleying, sulfidic materials, iron or manganese concretions, organic streaking (circle those that apply)

• Soil Description: \_\_\_\_\_

• Depth of mottling/gleying: variable - at surface in areas.

• Depth of A Horizon: variable

• Munsell Color of matrix and mottles

- Matrix below the A horizon (10" depth): variable

- Mottles: variable

V. SURROUNDING LAND USES

- A. What is the estimated area of the wetland watershed in acres? *615.95 total wetland acres*  
*Rock River watershed is 12739.16 acres*
- B. What are the surrounding land uses?

LAND-USE	ESTIMATED % OF WETLAND WATERSHED
Developed (Industrial/Commercial/Residential)	35%
Agricultural/cropland	20%
Agricultural/grazing	5%
Forested	7%
Grassed recreation areas/parks	15%
Old field	8%
Highways or roads	10%
Other (specify)	

VI. SITE SKETCH

Please refer to attached site exhibits.

## FUNCTIONAL ASSESSMENT

The following assessment requires the evaluator to examine site conditions that provide evidence that a given functional value is present and to assess the significance of the wetland to perform those functions. Positive answers to questions indicate the presence of factors important for the function. The questions are not definitive and are only provided to guide the evaluation. After completing each section, the evaluator should consider the factors observed and use best professional judgement to rate the significance. The ratings should be recorded on page 1 of the assessment.

### SPECIAL FEATURES/"RED FLAGS"

1.  **N** Is the wetland in or adjacent to an area of special natural resource interest (NR 103.04, Wis. Adm. Code)? If so, check those that apply.
  - Cold water community as defined in s. NR 102.04(3)(b), Wis. Adm. Code, including trout streams, their tributaries, and trout lakes
  - Lakes Michigan and Superior and the Mississippi River
  - State or federal designated wild and scenic river
  - Designated state riverway
  - Designated state scenic urban waterway
  - Environmentally sensitive area or environmental corridor identified in an area-wide water quality management plan, special area management plan, special wetland inventory study, or an advanced delineation and identification study
  - Calcareous fen
  - State park, forest, trail or recreation area
  - State and federal fish and wildlife refuges and fish and wildlife management areas
  - State or federal designated wilderness area
  - Designated or dedicated state natural area
  - Wild rice water listed in ch. NR 19.09, Wis. Adm. Code
  - Surface water identified as an outstanding or exceptional resource water in ch. NR 102, Wis. Adm. Code
2.  **N** According to the Natural Heritage inventory (Bureau of Endangered Resources) or direct observations, are there any rare, endangered, or threatened plant or animal species in, near, or using the wetland or adjacent lands? If so, list the species of concern:  
*Refer to ERA Log #13-129.*
3.  **N** Is the project located in an area that requires a State Coastal Zone Management Plan consistency determination?

### Floral Diversity

1.  **Y** Does the wetland support a variety of native plant species (i.e. not a monotypic stand of cattail or giant reed grass and/or not dominated by exotic species such as reed canary grass, brome grass, buckthorn, purple loosestrife, etc.)? *Portions do.*
2.  **N** Is the wetland plant community regionally scarce or rare?  
*per "The State of the Root-Pike River Basin" report by DNR wetlands on-site and general types of wetlands and all not considered scarce or rare.*

### Wildlife and Fishery Habitat

1. List any species observed, evidenced (e.g. tracks, scat, nest/burrow, calls), or expected to utilize the wetland:  
Crayfish holes  
deer scrapes
2.  Y  N Does the wetland contain a number of diverse vegetative cover types and a high degree of interspersed of those vegetation types?
3.  Y  N Is the estimated ratio of open water to cover between 30 and 70 percent? What is the estimated ratio? 10:5 %
4.  Y  N Does the surrounding upland habitat likely support a variety of animal species?  
upland is unpopulated, uplands may support small mammals such as raccoon, opossum, deer, fox, etc.
5.  Y  N Is the wetland part of or associated with a wildlife corridor or designated environmental corridor?  
SWAPC identified WLB as secondary environmental corridor.
6.  Y  N Is the surrounding habitat and/or the wetland itself a large tract of undeveloped land important for wildlife that requires large home ranges (e.g. bear, woodland passerines)?
7.  Y  N Is the surrounding habitat and/or the wetland itself a relatively large tract of undeveloped land within an urbanized environment that is important for wildlife?
8.  Y  N Are there other wetland areas near the subject wetland that may be important to wildlife?
9.  Y  N Is the wetland contiguous with a permanent waterbody or periodically inundated for sufficient periods of time to provide spawning/nursery habitat for fish?
10.  Y  N Can the wetland provide significant food base for fish and wildlife (e.g. insects, crustaceans, voles, forage fish, amphibians, reptiles, shrews, wild rice, wild celery, duckweed, pondweeds, watermeal, bulrushes, bur reeds, arrowhead, smartweeds, millets...)?
11.  Y  N Is the wetland located in a priority watershed/township as identified in the Upper Mississippi and Great Lakes Joint Venture of the North American Waterfowl Management Plan?
12.  Y  N Is the wetland providing habitat that is scarce to the region?

### Flood and Stormwater Storage/Attenuation

1.  Y  N Are there steep slopes, large impervious areas, moderate slopes with row cropping, or areas with severe overgrazing within the watershed (circle those that apply)?
2.  Y  N Does the wetland significantly reduce run-off velocity due to its size, configuration, graded flow patterns, or vegetation type and density?
3.  Y  N Does the wetland show evidence of flashy water level responses to storm events (debris marks, erosion lines, stormwater inputs, channelized inflow)?
4.  Y  N Is there a natural feature or human-made structure impeding drainage from the wetland that causes backwater conditions? Wetland 4 has a culvert along the terminal end (west side) which does cause backwater conditions.

5.  **Y**  **N** Considering the size of the wetland area in relation to the size of its watershed, at any time during the year is water likely to reach the wetland's storage capacity (i.e. the level of easily observable wetland vegetation)? [For some cases where greater documentation is required, one should determine if the wetland has capacity to hold 25% of the run-off from a 2 year-24 hour storm event.]
6.  **Y**  **N** Considering the location of the wetland in relation to the associated surface water watershed, is the wetland important for attenuating or storing flood or stormwater peaks (i.e. is the wetland located in the mid or lower reaches of the watershed)? *located near upper 1/3 of watershed.*

#### Water Quality Protection

1.  **Y**  **N** Does the wetland receive overland flow or direct discharge of stormwater as a primary source of water (circle that which applies)?
2.  **Y**  **N** Do the surrounding land uses have the potential to deliver significant nutrient and/or sediment loads to the wetland?
3.  **Y**  **N** Based on your answers to the flood/stormwater section above, does the wetland perform significant flood/stormwater attenuation (residence time to allow settling)? *All except wetland 2.*
4.  **Y**  **N** Does the wetland have significant vegetative density to decrease water energy and allow settling of suspended materials? *All except wetland 2.*
5.  **Y**  **N** Is the position of the wetland in the landscape such that run-off is held or filtered before entering a surface water? *All except wetland 2.*
6.  **Y**  **N** Are algal blooms, heavy macrophyte growth, or other signs of excess nutrient loading to the wetland apparent (or historically reported)? *Wetland 1.*

#### Shoreline Protection

1.  **Y**  **N** Is the wetland in a lake fringe or overbank setting? If NO, STOP and enter "not applicable" for this function. If YES, then answer the applicable questions. *Wetland 3.*
2.  **Y**  **N** Is the shoreline exposed to constant wave action caused by long wind fetch or boat traffic?
3.  **Y**  **N** Is the shoreline and shallow littoral zone vegetated with submerged or emergent vegetation in the swash zone that decrease wave energy or perennial wetland species that form dense root mats and/or species that have strong stems that are resistant to erosive forces?
4.  **Y**  **N** Is the stream bank prone to erosion due to unstable soils, land uses, or ice floes?
5.  **Y**  **N** Is the stream bank vegetated with densely rooted shrubs that provide upper bank stability?

#### Groundwater Recharge and Discharge

1.  **Y**  **N** Related to discharge, are there observable (or reported) springs located in the wetland, physical indicators of springs such as marl soil, or vegetation indicators such as watercress or marsh marigold present that tend to indicate the presence of groundwater springs?
2.  **Y**  **N** Related to discharge, may the wetland contribute to the maintenance of base flow in a stream?
3.  **Y**  **N** Related to recharge, is the wetland located on or near a groundwater divide (e.g. a topographic high)?

**Aesthetics/Recreation/Education and Science**

1.  Y  N Is the wetland visible from any of the following kinds of vantage points: roads, public lands, houses and/or businesses? (Circle all that apply.)
2.  Y  N Is the wetland in or near any population centers?
3.  Y  N Is any part of the wetland in public or conservation ownership?  
Wetlands to be protected by a forthcoming conservation easement
4.  Y  N Does the public have direct access to the wetland from public roads or waterways? (Circle those that apply.)
5. Is the wetland itself relatively free of obvious human influences, such as:
  - a.  Y  N Buildings?
  - b.  Y  N Roads?
  - c.  Y  N Other structures? g.  Y  N Dredging/drainage?
  - d.  Y  N Trash?
  - e.  Y  N Pollution?
  - f.  Y  N Filling?
  - h.  Y  N Domination by non-native vegetation?  
blackberry, Reed canary grass
6. Is the surrounding viewshed relatively free of obvious human influences, such as:
  - a.  Y  N Buildings?
  - b.  Y  N Roads?
  - c.  Y  N Other structures? Utilities, mining/quarry
7.  Y  N Is the wetland organized into a variety of visibly separate areas of similar vegetation, color, and/or texture (including areas of open water)?
8.  Y  N Does the wetland add to the variety of visibly separate areas of similar vegetation, color, and/or texture (including areas of open water) within the landscape as a whole?
9. Does the wetland encourage exploration because any of the following factors are present:
  - a.  Y  N Long views within the wetland?
  - b.  Y  N Long views in the viewshed adjacent to the wetland?
  - c.  Y  N Convoluted edges within and/or around the wetland border?
  - d.  Y  N The wetland provides a different (and perhaps more natural/complex) kind of environment from the surrounding land covers? Cross country field located along wetland areas.
10.  Y  N Is the wetland currently being used for (or does it have the potential to be used for) the following recreational activities? (Check all that apply.)

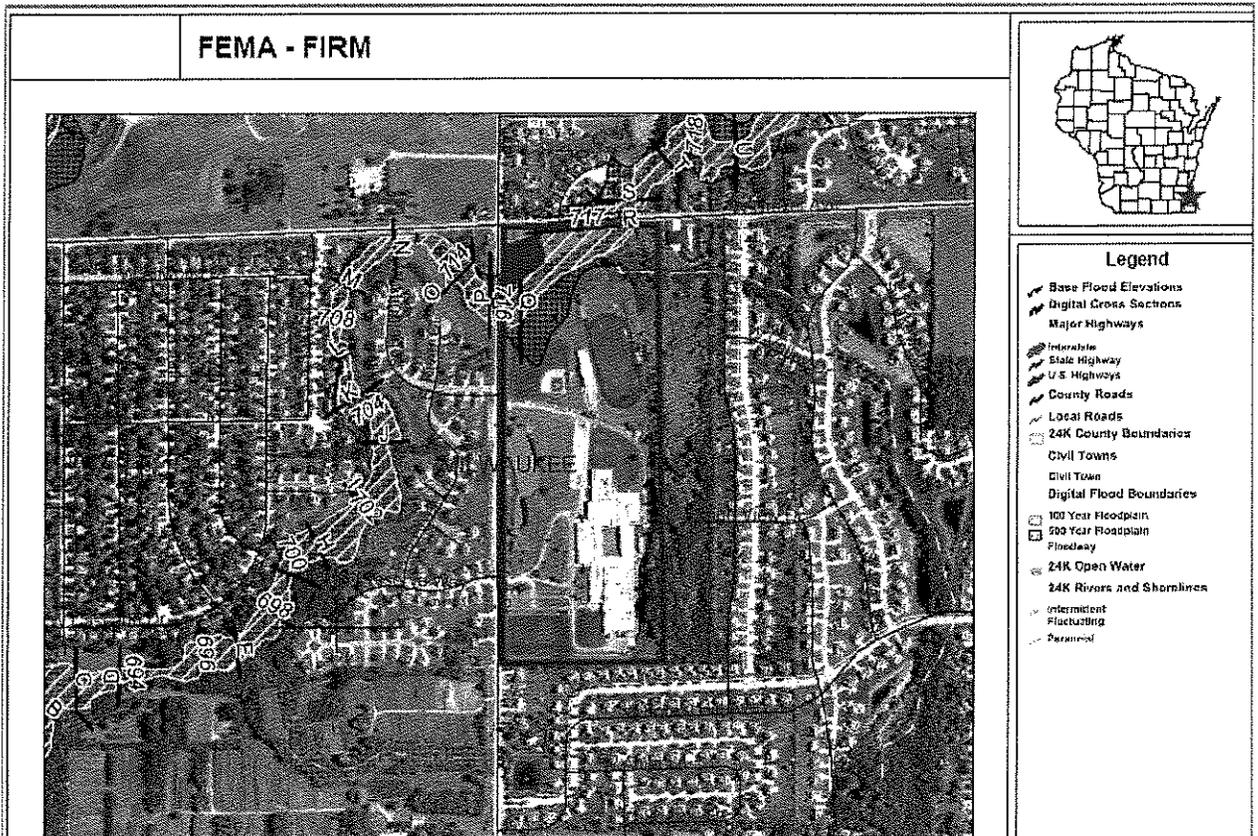
ACTIVITY	CURRENT USE	POTENTIAL USE
Nature study/photography	Unknown	Yes
Hiking/biking/skiing	Likely	Yes
Hunting/fishing/trapping	No to hunting & trapping; Yes to fishing.	
Boating/canoeing	Unknown	Yes
Food harvesting	Unknown	No
Others (list)		

At school + within city limits hunting/trapping is generally prohibited

11.  Y  N Is the wetland currently being used, and/or does it have the potential for use for educational or scientific study purposes? (circle that which applies?)

▪ Floodplain Mapping:

## FEMA - FIRM



- Description of State Navigable Waters on or Near the Site:  
An unnamed Tributary to the Root River flows through the northern end of the Franklin High School site. Waterway widths vary from 6-feet to 20-feet. Water depths varied from 1 to 3-feet during site visits. An intermittent tributary to this waterway is also located near the north end of the site. This waterway included a braided channel with widths varying from 8-inches to nearly 2-feet near the confluence with the main channel. Water depths varied from 1-inch to 4-inches during site visits.
- Description of the Site in Context of Other Wetlands, Wildlife Habitat, and Natural Areas (Corridor Concepts):  
Franklin High School site offers a variety of natural resource features including wetlands, waterways, and forested areas. These corridors have been altered in the past as the result of past agricultural land use. Since high school development many of these areas have recovered. These corridors are not rare within the City landscape, but will be further protected as a result of planned land uses and a Conservation Easement which is to be developed for this property.

**6.0 Mitigation Plans (Please refer to the following project plans for Mitigation Plans)**



apstish urban - architects  
 1000 W. WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.EUAARCHITECTS.COM

PROJECT INFORMATION  
**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**  
 8222 S. 51st STREET  
 Franklin, WI 53132  
**FRANKLIN PUBLIC SCHOOL DISTRICT**  
 8225 W. Forest Hill Ave.  
 Franklin, WI 53132

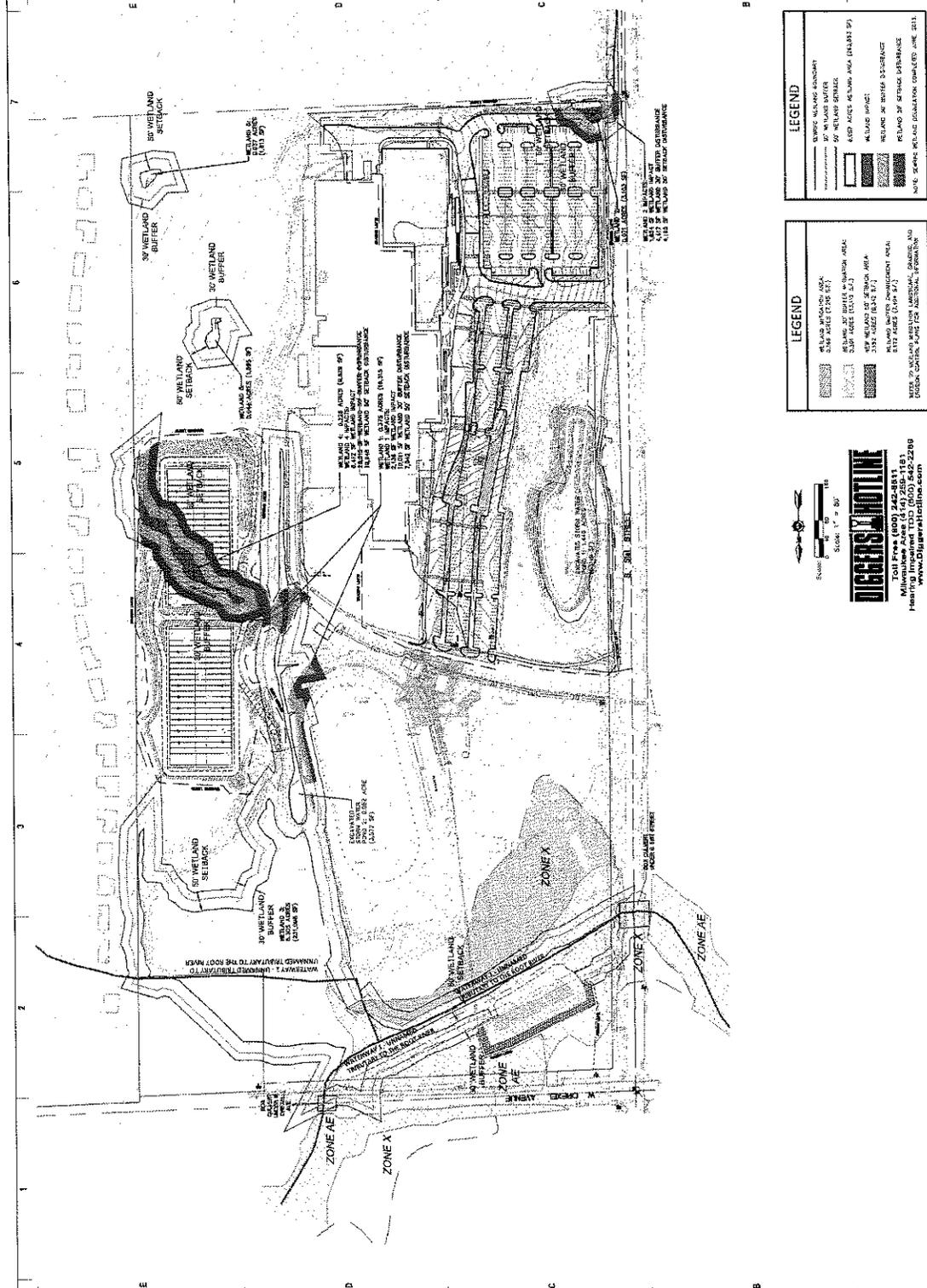
DATE: NE 1/4 S14 T8N R21E  
 SURVEY AND REVISIONS  
**NATURAL RESOURCE PROTECTION PLAN SUBMITTAL**

NO.	DATE	REVISION
1	1/11/11	ISSUED FOR CITY COMMENTS
2	1/11/11	ISSUED FOR CITY COMMENTS
3	1/11/11	ISSUED FOR CITY COMMENTS



PROJECT INFORMATION  
 PROJECT NUMBER: 11100  
 DATE: APRIL 1, 2011

**WETLAND DISTURBANCE AND MITIGATION AREAS**  
**WM101**



**LEGEND**

WETLAND SET-BACK  
 50' WETLAND SET-BACK (L1, L2, L3)  
 50' WETLAND SET-BACK (L4, L5)  
 50' WETLAND SET-BACK (L6, L7)  
 50' WETLAND SET-BACK (L8, L9)  
 50' WETLAND SET-BACK (L10, L11)  
 50' WETLAND SET-BACK (L12, L13)  
 50' WETLAND SET-BACK (L14, L15)  
 50' WETLAND SET-BACK (L16, L17)  
 50' WETLAND SET-BACK (L18, L19)  
 50' WETLAND SET-BACK (L20, L21)  
 50' WETLAND SET-BACK (L22, L23)  
 50' WETLAND SET-BACK (L24, L25)  
 50' WETLAND SET-BACK (L26, L27)  
 50' WETLAND SET-BACK (L28, L29)  
 50' WETLAND SET-BACK (L30, L31)  
 50' WETLAND SET-BACK (L32, L33)  
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 50' WETLAND SET-BACK (L98, L99)  
 50' WETLAND SET-BACK (L100, L101)

**LEGEND**

WETLAND BUFFER  
 50' WETLAND BUFFER (L1, L2, L3)  
 50' WETLAND BUFFER (L4, L5)  
 50' WETLAND BUFFER (L6, L7)  
 50' WETLAND BUFFER (L8, L9)  
 50' WETLAND BUFFER (L10, L11)  
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 50' WETLAND BUFFER (L96, L97)  
 50' WETLAND BUFFER (L98, L99)  
 50' WETLAND BUFFER (L100, L101)

**WETLAND DISTURBANCE AND MITIGATION CALCULATIONS: WETLANDS 1 & 2**

EXISTING WETLAND	WETLAND AREA (SQ. FT.)	WETLAND BUFFER AREA (SQ. FT.)	WETLAND SET-BACK AREA (SQ. FT.)	TOTAL WETLAND MITIGATION (SQ. FT.)	TOTAL BUFFER MITIGATION (SQ. FT.)	TOTAL ENHANCEMENT PROVIDED (SQ. FT.)	TOTAL MITIGATION PROVIDED (SQ. FT.)
WETLAND #1	3,135	0	0	3,135	0	0	3,135
WETLAND #2	0	5,826	0	5,826	0	0	5,826
WETLAND #3	0	6,939	0	6,939	0	0	6,939
WETLAND #4	0	8,238	0	8,238	0	0	8,238
WETLAND #5	0	9,455	0	9,455	0	0	9,455
WETLAND #6	0	10,672	0	10,672	0	0	10,672
WETLAND #7	0	11,889	0	11,889	0	0	11,889
WETLAND #8	0	13,106	0	13,106	0	0	13,106
WETLAND #9	0	14,323	0	14,323	0	0	14,323
WETLAND #10	0	15,540	0	15,540	0	0	15,540
WETLAND #11	0	16,757	0	16,757	0	0	16,757
WETLAND #12	0	17,974	0	17,974	0	0	17,974
WETLAND #13	0	19,191	0	19,191	0	0	19,191
WETLAND #14	0	20,408	0	20,408	0	0	20,408
WETLAND #15	0	21,625	0	21,625	0	0	21,625
WETLAND #16	0	22,842	0	22,842	0	0	22,842
WETLAND #17	0	24,059	0	24,059	0	0	24,059
WETLAND #18	0	25,276	0	25,276	0	0	25,276
WETLAND #19	0	26,493	0	26,493	0	0	26,493
WETLAND #20	0	27,710	0	27,710	0	0	27,710
WETLAND #21	0	28,927	0	28,927	0	0	28,927
WETLAND #22	0	30,144	0	30,144	0	0	30,144
WETLAND #23	0	31,361	0	31,361	0	0	31,361
WETLAND #24	0	32,578	0	32,578	0	0	32,578
WETLAND #25	0	33,795	0	33,795	0	0	33,795
WETLAND #26	0	35,012	0	35,012	0	0	35,012
WETLAND #27	0	36,229	0	36,229	0	0	36,229
WETLAND #28	0	37,446	0	37,446	0	0	37,446
WETLAND #29	0	38,663	0	38,663	0	0	38,663
WETLAND #30	0	39,880	0	39,880	0	0	39,880
WETLAND #31	0	41,097	0	41,097	0	0	41,097
WETLAND #32	0	42,314	0	42,314	0	0	42,314
WETLAND #33	0	43,531	0	43,531	0	0	43,531
WETLAND #34	0	44,748	0	44,748	0	0	44,748
WETLAND #35	0	45,965	0	45,965	0	0	45,965
WETLAND #36	0	47,182	0	47,182	0	0	47,182
WETLAND #37	0	48,399	0	48,399	0	0	48,399
WETLAND #38	0	49,616	0	49,616	0	0	49,616
WETLAND #39	0	50,833	0	50,833	0	0	50,833
WETLAND #40	0	52,050	0	52,050	0	0	52,050
WETLAND #41	0	53,267	0	53,267	0	0	53,267
WETLAND #42	0	54,484	0	54,484	0	0	54,484
WETLAND #43	0	55,701	0	55,701	0	0	55,701
WETLAND #44	0	56,918	0	56,918	0	0	56,918
WETLAND #45	0	58,135	0	58,135	0	0	58,135
WETLAND #46	0	59,352	0	59,352	0	0	59,352
WETLAND #47	0	60,569	0	60,569	0	0	60,569
WETLAND #48	0	61,786	0	61,786	0	0	61,786
WETLAND #49	0	63,003	0	63,003	0	0	63,003
WETLAND #50	0	64,220	0	64,220	0	0	64,220
WETLAND #51	0	65,437	0	65,437	0	0	65,437
WETLAND #52	0	66,654	0	66,654	0	0	66,654
WETLAND #53	0	67,871	0	67,871	0	0	67,871
WETLAND #54	0	69,088	0	69,088	0	0	69,088
WETLAND #55	0	70,305	0	70,305	0	0	70,305
WETLAND #56	0	71,522	0	71,522	0	0	71,522
WETLAND #57	0	72,739	0	72,739	0	0	72,739
WETLAND #58	0	73,956	0	73,956	0	0	73,956
WETLAND #59	0	75,173	0	75,173	0	0	75,173
WETLAND #60	0	76,390	0	76,390	0	0	76,390
WETLAND #61	0	77,607	0	77,607	0	0	77,607
WETLAND #62	0	78,824	0	78,824	0	0	78,824
WETLAND #63	0	80,041	0	80,041	0	0	80,041
WETLAND #64	0	81,258	0	81,258	0	0	81,258
WETLAND #65	0	82,475	0	82,475	0	0	82,475
WETLAND #66	0	83,692	0	83,692	0	0	83,692
WETLAND #67	0	84,909	0	84,909	0	0	84,909
WETLAND #68	0	86,126	0	86,126	0	0	86,126
WETLAND #69	0	87,343	0	87,343	0	0	87,343
WETLAND #70	0	88,560	0	88,560	0	0	88,560
WETLAND #71	0	89,777	0	89,777	0	0	89,777
WETLAND #72	0	90,994	0	90,994	0	0	90,994
WETLAND #73	0	92,211	0	92,211	0	0	92,211
WETLAND #74	0	93,428	0	93,428	0	0	93,428
WETLAND #75	0	94,645	0	94,645	0	0	94,645
WETLAND #76	0	95,862	0	95,862	0	0	95,862
WETLAND #77	0	97,079	0	97,079	0	0	97,079
WETLAND #78	0	98,296	0	98,296	0	0	98,296
WETLAND #79	0	99,513	0	99,513	0	0	99,513
WETLAND #80	0	100,730	0	100,730	0	0	100,730
WETLAND #81	0	101,947	0	101,947	0	0	101,947
WETLAND #82	0	103,164	0	103,164	0	0	103,164
WETLAND #83	0	104,381	0	104,381	0	0	104,381
WETLAND #84	0	105,598	0	105,598	0	0	105,598
WETLAND #85	0	106,815	0	106,815	0	0	106,815
WETLAND #86	0	108,032	0	108,032	0	0	108,032
WETLAND #87	0	109,249	0	109,249	0	0	109,249
WETLAND #88	0	110,466	0	110,466	0	0	110,466
WETLAND #89	0	111,683	0	111,683	0	0	111,683
WETLAND #90	0	112,900	0	112,900	0	0	112,900
WETLAND #91	0	114,117	0	114,117	0	0	114,117
WETLAND #92	0	115,334	0	115,334	0	0	115,334
WETLAND #93	0	116,551	0	116,551	0	0	116,551
WETLAND #94	0	117,768	0	117,768	0	0	117,768
WETLAND #95	0	118,985	0	118,985	0	0	118,985
WETLAND #96	0	120,202	0	120,202	0	0	120,202
WETLAND #97	0	121,419	0	121,419	0	0	121,419
WETLAND #98	0	122,636	0	122,636	0	0	122,636
WETLAND #99	0	123,853	0	123,853	0	0	123,853
WETLAND #100	0	125,070	0	125,070	0	0	125,070
WETLAND #101	0	126,287	0	126,287	0	0	126,287
WETLAND #102	0	127,504	0	127,504	0	0	127,504
WETLAND #103	0	128,721	0	128,721	0	0	128,721
WETLAND #104	0	129,938	0	129,938	0	0	129,938
WETLAND #105	0	131,155	0	131,155	0	0	131,155
WETLAND #106	0	132,372	0	132,372	0	0	132,372
WETLAND #107	0	133,589	0	133,589	0	0	133,589
WETLAND #108	0	134,806	0	134,806			













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**PROJECT INFORMATION**  
**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**  
8225 S. 918 STREET  
FRANKLIN, VI 53132

**PROJECT INFORMATION**  
**FRANKLIN PUBLIC SCHOOL DISTRICT**  
8225 W. Forest Hill Ave.  
Franklin, WI 53132

**REVISIONS**  
1. REVISED PER COMMENTS  
2. REVISED PER COMMENTS  
3. REVISED PER COMMENTS

**NATURAL RESOURCE PROTECTION PLAN SUBMITTAL**

**NE 1/4 S14 T5N R21E**

**TERMS AND CONDITIONS**

**PROJECT NUMBER** 2017  
**PROJECT NUMBER** 2017  
**DATE** APRIL 8, 2018

**WETLAND EROSION CONTROL NOTES & DETAILS**  
**WM107**

**DEWATERING PLAN**

CONSTRUCTIVE CONSTRUCTION OF THIS WORK SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN, WISCONSIN, AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRANKLIN, WISCONSIN, AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRANKLIN, WISCONSIN, AND THE STATE OF WISCONSIN.

**EROSION CONTROL OPERATION SEQUENCE + SCHEDULE**

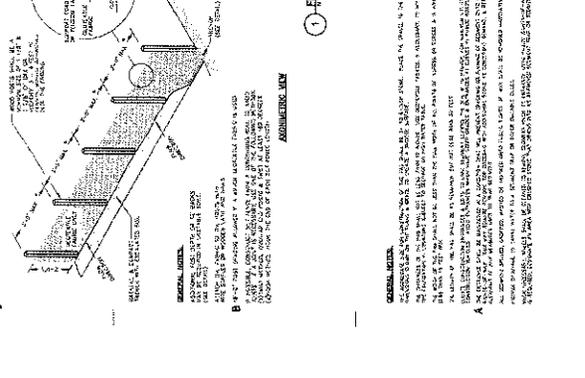
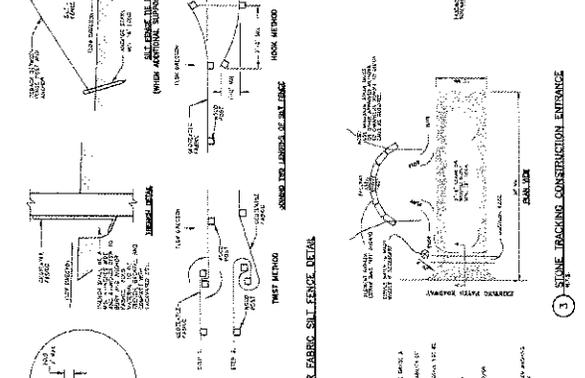
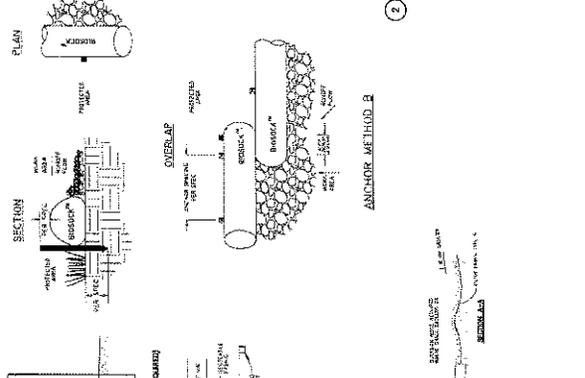
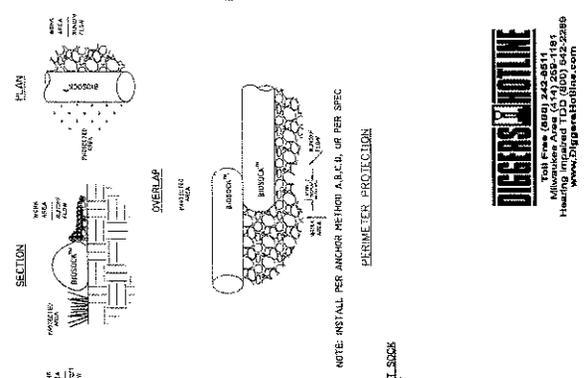
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRANKLIN, WISCONSIN, AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRANKLIN, WISCONSIN, AND THE STATE OF WISCONSIN.

**EROSION CONTROL MEASURES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRANKLIN, WISCONSIN, AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRANKLIN, WISCONSIN, AND THE STATE OF WISCONSIN.

**ANCHORING MEASURES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRANKLIN, WISCONSIN, AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRANKLIN, WISCONSIN, AND THE STATE OF WISCONSIN.



**NOTES:**  
1. INSTALL PER ANCHOR METHOD A, B, C, D, OR PER SPEC.  
2. Silt socks  
ANCHOR METHOD B

**ANCHOR METHOD B**

## 7.0 Design Features

- Floodplain may be utilized for mitigation site area so long as fill is not placed in floodplain (i.e. elevations are not raised).
- Mitigation area does consider existing utilities and utility and roadway easements.
- Mitigation area does consider location of a possible City round-about at the intersection of W. Drexel and S. 51<sup>st</sup> Street at the direction of City planner. A 1-lane round-about has been considered.
- Mitigation may occur on-site per Department of Natural Resources (currently off-site mitigation is preferred by DNR; however wetland banks within the Root River Watershed and within the City of Franklin are not available; purchase of land for the sole purpose of mitigation by the School District is economically un-feasible; besides mitigation outside of City limits would not be accepted by the City; and the pending DNR in-lieu fee program would not be accepted by the City as a means to mitigate for this project).
  - DNR and ACOE regulatory authority will come into play upon approval of the second football field along the east side of the site. DNR will require wetland mitigation for 10,000 square feet or more of wetland impact. Wetland impacts for the ingress lane and emergency vehicle access lane would be combined with the second football field impacts upon finalization of those plans.

### Details of the compensation plan:

- Based off of 2 different scenarios: if 2<sup>nd</sup> practice football field is built vs. not built:
  - If 2<sup>nd</sup> Practice Football Field is Built:
    - Wetland Mitigation (Wetland Created): Approximately 0.459 acre or 20,010 square feet.
    - Wetland Buffer: Approximately 0.351 acres or 15,324 square feet.
    - Wetland Setback: Approximately 0.222 acre or 9,688 square feet.
    - Wetland Enhancement: Approximately 1.098 acres or 47,817 square feet.
  - If 2<sup>nd</sup> Practice Football Field is Not Built:
    - Wetland Mitigation (Wetland Created): Approximately 0.166 acre or 7,215 square feet.
    - Wetland Buffer: Approximately 0.301 acre or 13,112 square feet.
    - Wetland Setback: Approximately 0.192 acre or 8,342 square feet.
    - Wetland Enhancement: Approximately 0.172 acre or 7,494 square feet.
- Wetland Types Expected Post-Mitigation: Shallow marsh (existing), Disturbed fresh wet meadow (existing), Fresh wet meadow (existing and proposed), Floodplain forest with shrubs (existing and proposed).
- Proposed Techniques for Mitigation include Restoration, Enhancement and Creation as Follows:
  - Invasive species management – cut and chemically treat buckthorn within mitigation area. Remove garlic mustard by hand pulling. Remove reed canary grass by chemical treatment.
  - Install perimeter control (silt soxx™ or equal). Remove topsoil outside of canopy/wooded areas.
  - Place topsoil in staging limits protected with silt fence or equal if it is to remain for 7 days or greater (staging limits are planned outside of existing wetland boundary and outside of floodplain limits). If it is to remain 14-days or greater stabilize with non-weedy mulch or cover with plastic so soils do not runoff to receiving waters.
  - Grade (cut soils) utilizing proper equipment per project plans. Avoid compaction of soils. If compaction takes place contractor will need to take proper steps to ensure soils are de-compacted. Avoid placement of soils within mitigation area even if temporary.
  - Sift topsoil to remove gravel and weedy vegetation/seeds.
  - Return topsoil and prepare for loose seed-bed.
  - Confirm soils present are viable for wetland conditions (hydric soils).
  - Use native seed mix as indicated in project plans, expired seed will not be accepted.
  - Utilize a cover crop seed based on time of year and at manufacturer's recommendation (Agrecol).
  - Utilize a non-toxic tackifier for restoration if seeding occurs over late spring/summer months (during growing season).
  - Outside of growing season use erosion mat class 1, type b urban for restoration. If seeding takes place outside of the growing season, contractor shall return the following spring (during the growing season) to ensure stabilization efforts have been properly undertaken and that successful germination has taken place by specified seed mix.
  - Contractor shall water seed as needed to ensure proper germination takes hold.
  - Install trees and shrubs as indicated in plans during appropriate time of year. Trees and shrub shall have a 1-year warranty (minimum).

- **Expected Function of Mitigation Site:** The mitigation site is anticipated to handle periods of flooding and drought based on variable seasonal climate conditions. This area will continue to serve as an even larger migration corridor that may be utilized by various waterfowl, owls, herons, cranes, songbirds, etc. Pools created may be utilized for amphibians and invertebrates, while adjoining open areas may provide habitat for reptiles. This area will continue to serve an important function for floodwater storage and will offer water quality improvements by helping filtrate runoff from nearby urban roadways before water flows into the intercepting River. The site may be utilized as an educational for students at the discretion of the School District. Additionally the site is near two major intersecting roads in the City of Franklin, which will offer an accessible viewing corridor for education to the public through potential signage which may be erected at the site at the discretion of the School District.

#### **8.0 Goals & Objectives for the Site**

- **Goal:** Restore existing wetlands adjacent to proposed mitigation site in order to support a more diversified plant and wildlife ecosystem.
- **Objective:** Within 2 to 5 years, Wetland Mitigation, Restoration and Enhancement areas will be restored to a point where only require routine maintenance and control of invasive species will be required. Invasive species monitoring shall show decrease in species including Common buckthorn, Garlic mustard and Reed canary grass.

#### **9.0 Setting Performance Standards as Success Criteria**

- Following construction the contractor shall submit an as-built survey of the Wetland Mitigation Area with details of contours, areas planted, enhanced and restored to be used as a baseline for annual vegetation and site evaluation surveys. Annual monitoring is recommended for the first 4-8 years following completion of construction efforts. Removal of invasive species will be an ongoing event as part of the long-term management of the site (recommended for 4-8 years following completion of construction efforts).

#### **10.0 Monitoring Plan**

- Utilizing the as-built survey and site Mitigation Plans, random vegetation sampling shall be completed on an annual basis using transect lines spaced no greater than 150 foot intervals. A GPS unit can be used to help place transect lines at random intervals, and valuable mapping can then be made to compare data collected annually between seasons. Monitoring shall take place during late spring, summer or early fall (i.e. during the annual growing season) by a trained professional in order to best identify species between these growing seasons.

#### **11.0 Management Plan for the Site**

- The management time period will begin in the year of initial restoration and shall continue for at least 4 years.
- After invasive species are treated and properly removed from the site during the first year, continued monitoring and preventive maintenance shall take place. Treatment, removal and continued maintenance shall take place by a licensed/trained specialist (arborist, landscaper trained in handling of chemicals, and the like). Preventive maintenance is especially important to ensure invasive species do not take over the recently disturbed grounds upon which the mitigation site will be built. On-going removal of invasive species will need to take place by hand cutting, herbicide applications, mowing, etc. Refer to the following documentation provided by Wisconsin DNR pertaining to Invasive Species Management:

The Center for Invasive Plant Management recommends the following contract language for weed prevention (From: 2006. Control of Invasive Species. *National Cooperative Highway Research Program, Synthesis 363*).

**Before any construction disturbance:**

- Identify and map all noxious and invasive weed populations present in the project area.
- Treat or contain any weed populations that may be impacted or disturbed by construction activity.
- Flag all weed populations to be avoided.
- Provide training to construction workers and equipment operators on the identification of weeds to be avoided.
- Certify that all construction material sources used for supplies of sand, gravel, rock, and mulch are weed free before obtaining or transporting any material from them.
- Obtain and use only certified weed-free straw or use fiber roll logs for sediment containment.
- Wash and inspect all vehicles for weed seeds and plant parts before bringing them onto the job site.
- Install stormwater BMPs to prevent erosion of the job site and the potential transport of weedy material onto or off of the job site.

**During construction:**

- Minimize ground disturbance and vegetation removal as much as possible and practical.
- Wash, or using an air compressor, blow clean all vehicles (including tires and undercarriage) that may have entered weed-infested areas before entering uninfested areas of the job site.
- Restrict vehicles or other traffic that may transport weed seeds or plant material from entering the job site unless they are first washed and inspected.

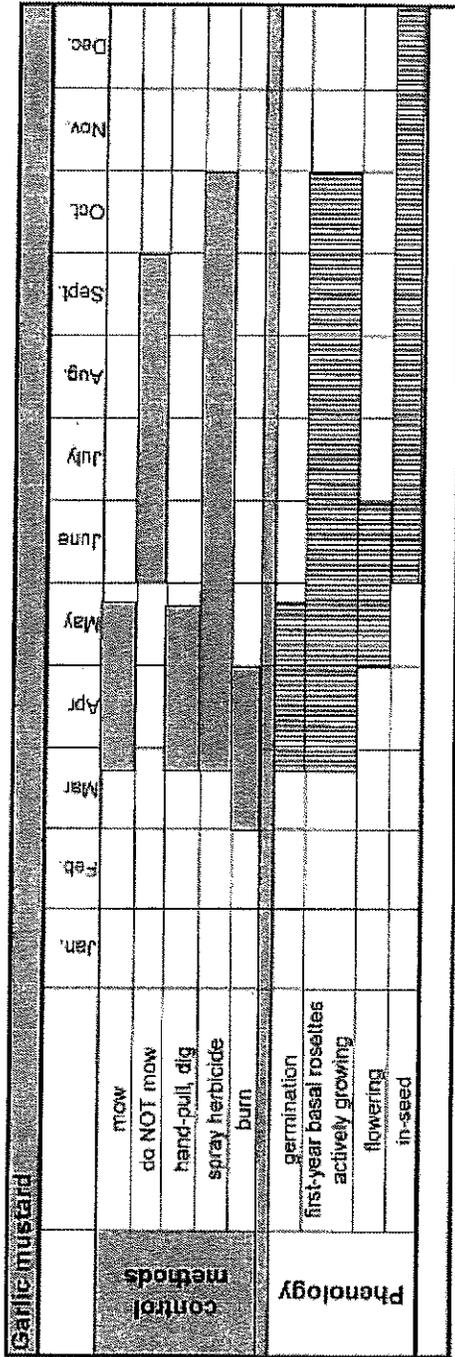
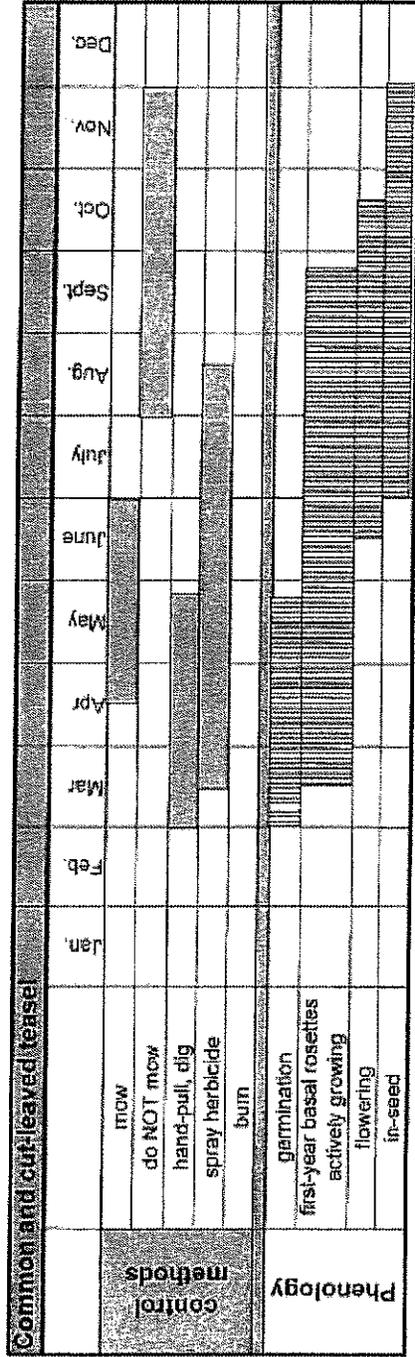
**After construction is complete:**

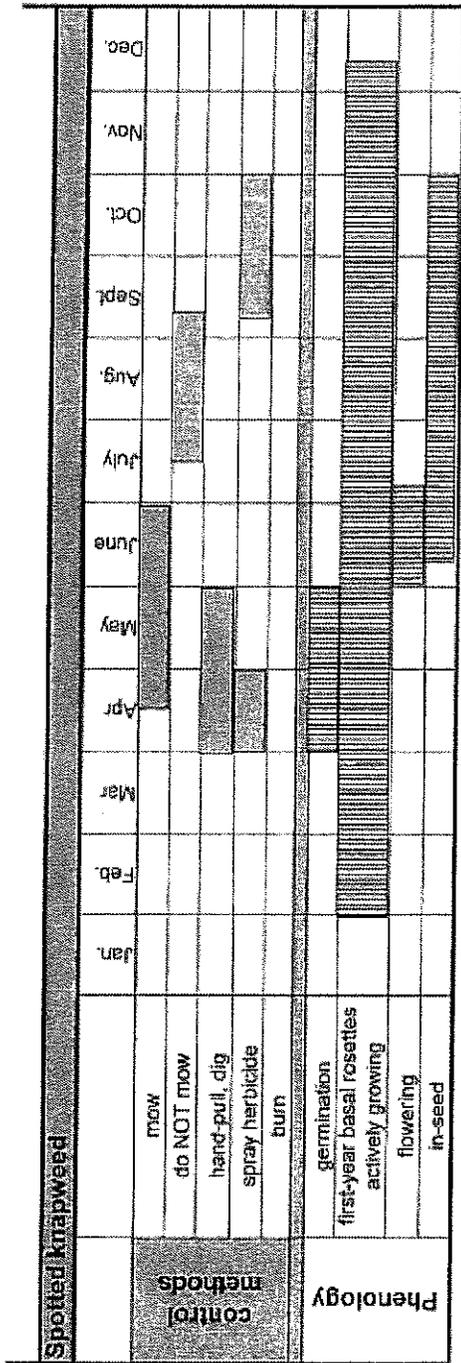
- Revegetate or otherwise prevent the establishment of weeds in all areas of the job site through a program of monitoring and post-construction weed treatment for the life of the project.
- Revegetate using soil components and mulches obtained from non-weed-infested sources.
- Use seed and other plant material that has been checked and certified as noxious weed-free and that has a weed content of 0.05% or less.
- Revegetate using plant materials that have a high likelihood of survival.
- Maintain all planted material and native vegetation located on the project site for the life of the project.
- Monitor all seeded sites for weed infestation. Treat all weeds adjacent to newly seeded areas before planting and treat planted areas for weeds in the first growing season.

**NYSDOT uses the following contract item methods of measurement:**

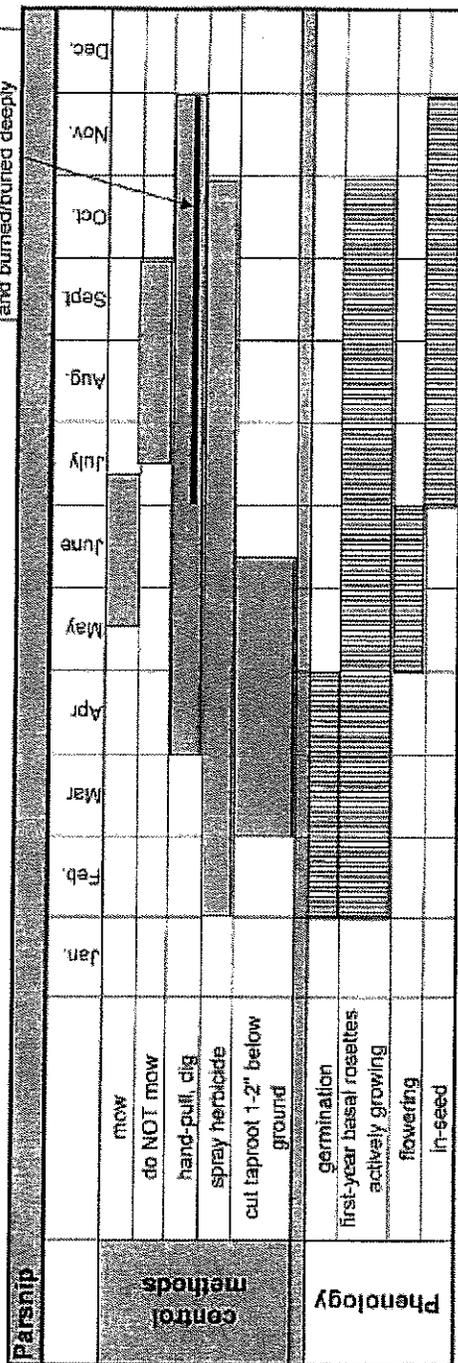
- Controlling invasive plants will be measured as the number of square meters of surface area that have been satisfactorily controlled.
- The unit price bid per square meter shall include the cost of all labor, materials, and equipment, including disposal, and incidentals necessary to complete the work.
- Item and pay unit:
  - Controlling invasive plants with plastic (square meter)
  - Controlling invasive plants with herbicides (square meter)
  - Controlling invasive plants by pulling (square meter)
  - Controlling invasive plants by digging (square meter).

### Example Time Windows





NOTE: seed heads and stems must be removed from site and buried/burned deeply





**Suggested mowing times to prevent spreading of new ROW invasive plants\* in Southern Wisconsin (those to contain if found)**

Emergence, flowering and seeding time will vary from year to year for most species. This chart just gives an average time. These times become later as you move north or for areas near the Great Lakes. Observe the plants in your area and, where possible, time mowing just before the target invasives are to flower. Avoid mowing if seeds have already developed.\*\*

Species	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Herbaceous Plants												
Black swallowwort				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Chinese tatarica lespedeza				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Cypress spurge				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
European marsh thistle				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Japanese hedgeparsley				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Japanese hops				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Japanese stilt grass				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Giant hogweed				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Hill mustard				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Hound's tongue				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Poison hemlock				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Spreading hedgeparsley				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Wild chervil				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	
Yellow star thistle				+++++MOW	+++++MOW			xxxxxx	xxxxxx	xxxxxx	DO NOT MOW	

\*For all species-mow just prior to flowering or earlier. Do not mow at late flowering or when in seed.

\*\*Note that timing should be later in Northern Counties and near Lake Michigan

• These are invasive plants not yet common in Wisconsin and that need to be contained if found.

## **12.0 Protection of Site**

- The site is owned by the Franklin School District which has great interests in the City of Franklin in keeping good relations with the City and other governing agencies. Lands mitigated, enhanced and restored will be protected into perpetuity through the placement of a forthcoming conservation easement.

## **13.0 Implementation Schedule for Construction & Monitoring**

- Construction is anticipated to take place 2013/2014. Baseline conditions have been assessed and are documented within this report and within SEWRPC's Wetland Delineation letter report. After invasive species are treated and properly removed from the site during the first year, continued monitoring and preventive maintenance shall take place. Treatment, removal and continued maintenance shall take place by a licensed/trained specialist (arborist, landscaper trained in handling of chemicals, and the like). Preventive maintenance is especially important to ensure invasive species do not take over the recently disturbed grounds upon which the mitigation site will be built. On-going removal of invasive species will need to take place by hand cutting, herbicide applications, mowing, etc. Refer to the aforementioned documentation provided by Wisconsin DNR pertaining to Invasive Species Management.
- A report will be completed within 60-days of the monitoring event that presents a summary of vegetation originally planted during construction compared to vegetation monitoring results (intended vs. unintended species found present); non-native vegetation shall be identified; vegetation management methods shall be identified; finally wetland determination shall be performed with summary provided in the report.

## **14.0 Financial Assurances**

- The School District has a budget for site improvements which will cover construction of the Wetland Mitigation area. Annual maintenance and monitoring will need to be included within the school maintenance budget.

15.0 Pre-Mitigation Site Photos – Photos taken July 9, 2013



Photo 4: East of S. 51<sup>st</sup> Street looking southeast at proposed mitigation area. Existing wetlands are within the tree line/shrub area.



Photo 5: Standing in upland in proximity to wetland edge (left side of photo) looking west towards S. 51<sup>st</sup> Street.

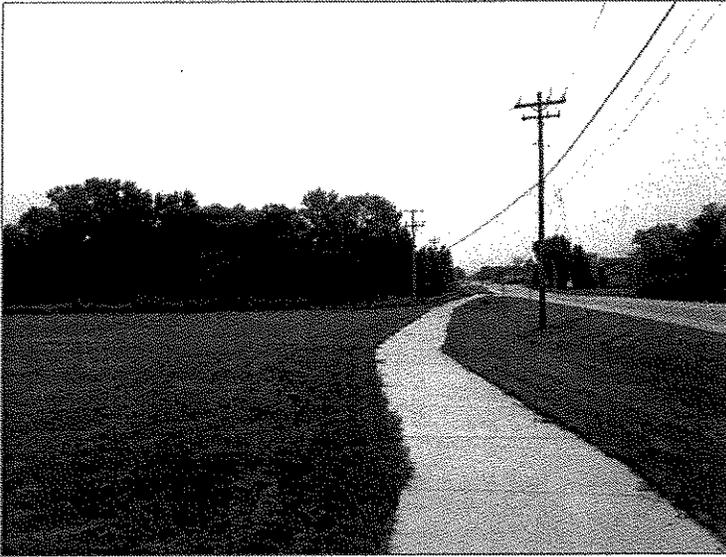


Photo 6: Standing at southeast intersection of S. 51<sup>st</sup> Street and W. Drexel Avenue looking south towards proposed mitigation area.



Photo 7: Standing near southeastern limits of proposed wetland mitigation area looking east. W. Drexel Avenue in photo background.

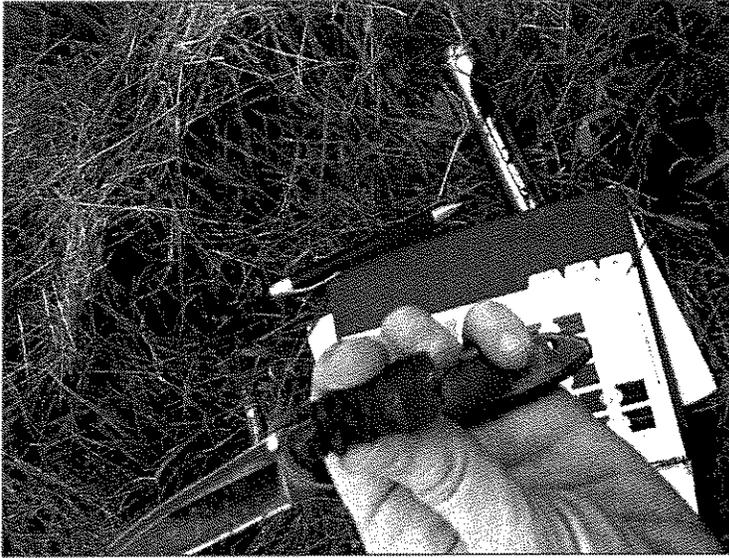


Photo 8: Hydric soil conditions were oftentimes identified in upper 12-inches of soils sampled (F6 – Redox dark surface).



Photo 9: An Unnamed Tributary to the Root River is located south of the proposed mitigation site.

**FRANKLIN PUBLIC SCHOOLS**

**FRANKLIN HIGH SCHOOL – ADDITIONS &  
RENOVATIONS**

**INTERPRETATION OF CITY OF FRANKLIN  
UNIFIED DEVELOPMENT ORDINANCE (UDO)**

**NATURAL RESOURCES PROTECTION PLAN  
(NRPP)**

**REVISED JULY 15, 2013**

**Natural Resource Protection Plan**  
**Consultant Information**

Pursuant to City of Franklin regulations and policies, all Natural Resource Protection Plans must be prepared by the applicant. Should there not be any natural resource features as defined by Section 15-4.0100 of the Unified Development Ordinance within the subject property, a "letter of no resources" may be provided in lieu of a Natural Resource Protection Plan.

*In addition*, the applicant must also pay for review of the Natural Resource Protection Plan and/or review of the "letter of no resources" by a third party independent consultant of the City's choosing (however, if one of the first two consultants noted below is chosen to prepare the "letter of no resources", it does not have to be reviewed by another consultant).

*It is important to note that these costs are separate from, and in addition to, the application review fee.*

By signing this form, the applicant understands and agrees that a third party independent review of the Natural Resource Protection Plan or "letter of no resources" will be performed by one of the consultant firms listed below and that any and all costs of said review (including, but not limited to, time, mailing and/or delivery fees) are the responsibility of the applicant and are to be paid to the City of Franklin prior to final approval of the application by the City.

Signed:  \_\_\_\_\_

Date: 3-19-2013

Billing Information: Please Print

Company Name: Franklin Public Schools

Contact Person/Title: James Milzer

Mailing Address: 8255 West Forest Hill Avenue,

City, State, Zip Code: Franklin, WI 53132

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**Contracted Third Party Independent Consultants 2010**

Cedarburg Science, LLC

262-376-0735

Leslie Brotkowski, Sr Ecologist

Graef

414-259-1500

Tina Myers, P.W.S.

RA Smith National

262-317-3361

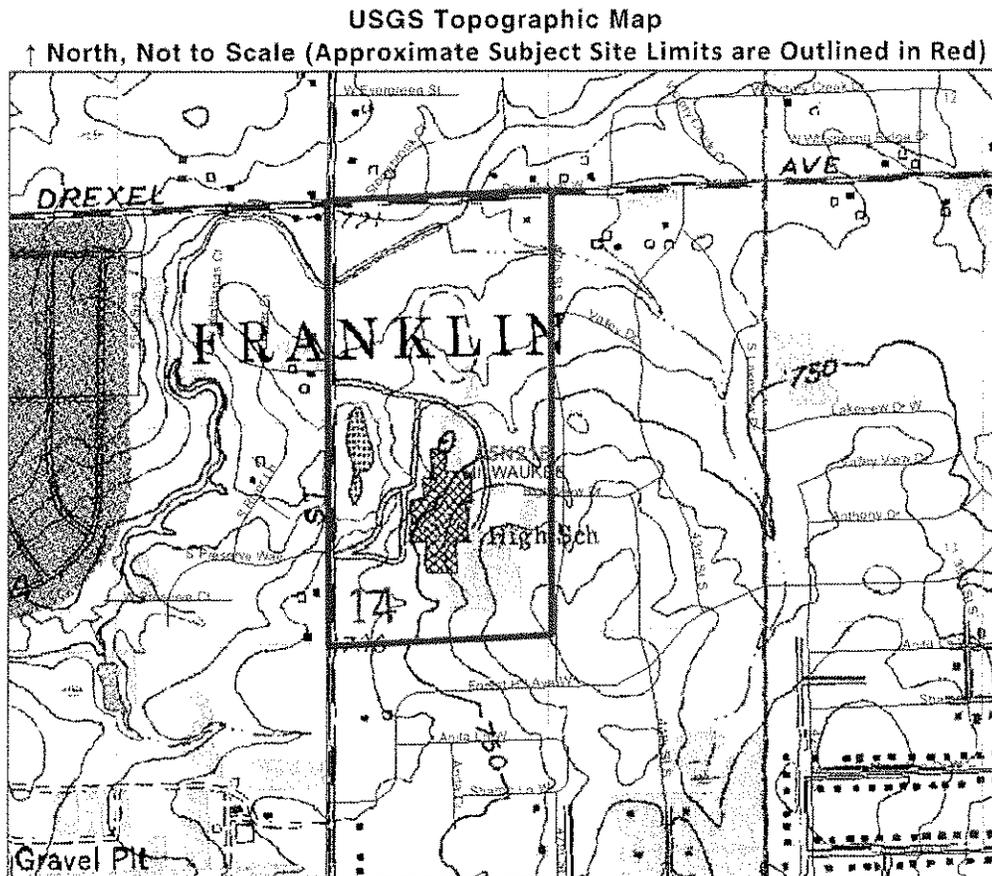
Heather Patti, P.W.S.

**Franklin Public Schools: Franklin High School – Addition & Renovations  
Interpretation of City of Franklin Unified Development Ordinance (UDO)  
Concerning Natural Resources Protection Standards**

**Natural Resource Protection Plan (NRPP) & Site Plan Application – Project Narrative**

**Executive Summary:**

A Natural Resource Protection Plan is required for Franklin High School proposed building and facility improvements (please refer to Attachment A: Site Plans). Franklin High School is a public school operated by the Franklin School District, located at address 8222 S. 51<sup>st</sup> Street, Franklin, Wisconsin 53132. The school is located in the Northeast ¼ of Section 14, Township 5 North, Range 21 East. The existing site is a 71.322 acre rectangular site orientated North/South. The site is bordered to the South and East by residential subdivisions, to the West by 51<sup>st</sup> Street, and to the North by an unnamed Tributary to the Root River, and beyond by Drexel Avenue and a Fire Station.



The intent of this Natural Resource Protection Plan (hereto referred to as NRPP) is to help ensure that the City's natural resource protection standards are met and that all of the site's natural resources required to be protected under Part 4 of the Franklin Unified Development Ordinance (UDO) remain undisturbed and intact, reflective of their current natural state, unless where mitigation is permitted by the City.

### **Background & Current Site Conditions:**

Franklin High School is a 284,855 square foot building, consisting of grades 9 to 12. The southern half of the school is 1-story on grade, no basement. The northern half of the building is 2-stories on grade, due to the site sloping down and exposing the lower level. The building has been added on to six times since the initial building construction (c.a. 1961).

All vehicle and service access occurs via two points along 51<sup>st</sup> Street. The southern access point is the primary/main entrance consisting of a 2-lane, 1-way circulation. The northern access is a 2-lane, 2-way circulation with perpendicular parking. There is paved pedestrian access to the south residential subdivision, and unpaved pedestrian access to the east residential subdivision.

The topography of the site is variable and generally slopes from southeast (high) to northwest (low). The school is situated centrally with higher ground to the east and lower ground to the west. Its location affords views to the north and west.

Presently, water features on the site include a man-made stormwater pond located along the western boundary and a drainage culvert adjacent and running parallel to the eastern edge of the school, which terminates in a small man-made stormwater pond adjacent to the east side of the running track. Two unnamed tributaries to the Root River are located along the northern end of the site.

The south side of the site is mainly reserved for service access and a practice field. The east side is undeveloped area currently utilized for cross country. The north side is primarily used for athletic fields (football, track and field, baseball, softball, and soccer), and parking. Lastly, the west side is a manicured "front lawn" and serves as the perceptual "front" to the public. All vehicular access and egress, and the majority of parking occur to the west.

### **Proposed Addition & Renovations:**

Please refer to Attachment A for proposed Site Plans.

#### District Design Goals:

- The project should create a sense of transformation to the High School (visually and functionally/interior and exterior).
- The Performing Arts Center and central "Learning Street" will be its seminal features.
- The project should provide a unique design.
- The project should provide flexible learning environments with 21<sup>st</sup> century focus.
- The project should promote energy efficiency and sustainability.
- The project should utilize materials and methods which promote the longevity and durability of the building.

Site: Site renovations to West and South of the building include the following: reconfigured and enlarged parking (approximate Existing Parking Spaces: 396 --Proposed Spaces: 810), hardscaped areas adjacent to the building, on-site stormwater improvements, site lighting, landscaping and new utility

connections. Site renovations east of the building include two football practice fields, an irrigation well and property fencing (east property line).

The landscape plan being submitted with the Plan Commission Submittal adheres to the City's landscape zoning ordinance, providing 146 planting units for the 810 parking stalls, which includes the 20% increase for proximity to residential zoning and a 30% reduction for the building addition increasing building size by 10% to 50%, allowing for a net 10% reduction as discussed with the City of Franklin Planning Department.

**Vehicle and Pedestrian Access:** A new additional southern access point as a right-turn only entrance into the site is proposed. The existing southern access point will now become the Central access point and is to remain the primary/main entrance consisting of a 4-lane, 2-way circulation. The Northern access is to remain as is being a 2-lane, 2-way circulation with perpendicular parking. More paved pedestrian access routes from 51<sup>st</sup> Street to the school are also proposed one at the north drive was requested during our concept review with the city.

**Building:** New construction will include a 34,000 square foot, 2-story classroom addition and a 52,000 square foot, 1-story performing arts center. The classroom addition will include classroom space, administrative space, new main entrance, student commons, toilets, mechanical spaces, and an elevator. The performing arts center will include an 850 seat auditorium with adjacent support spaces, pre-function space, rehearsal rooms for band, orchestra, and choir, a music lab with practice rooms, toilets, and support/storage and mechanical spaces.

Extensive renovation will occur in approximately 94,000 square foot of the existing building and will include: a central commons space with a higher roof and clearstory lighting, art and technology spaces, science labs, smaller common/collaborative spaces and light renovation of some existing spaces.

**Materiality:** The new additions are composed of brick, metal composite rain-screen, window wall and curtain wall. The composition, use of materials and technical design standards respect the scale, proportions, and materiality of the existing building while addressing the district's goals of transformation, sustainability and durability.

**Franklin Public Schools: Franklin High School – Addition & Renovations  
Interpretation of City of Franklin Unified Development Ordinance (UDO)  
Concerning Natural Resources Protection Standards**

**Natural Resource Protection Plan (NRPP)**

**Names and Addresses of Abutting and Opposite Property Owners of Record:**

7852 S. 51<sup>st</sup> Street, Franklin, WI 53132 - Gregory P. & Gail M. Dietz (6822 Juliana Drive, Franklin, WI 53132)

5066 W. Drexel Avenue, Franklin, WI 53132 - Jan & Hanryka Ziolkowski (14306 Gatewood Drive, New Berlin, WI 53151)

7842 S. Stonebrook Court, Franklin, WI 53132 - Joshua J. & Andrea L. Mrotek

7833 S. Stonebrook Court, Franklin, WI 53132 - Fahmi A. & Cathaleen E. Ali

7817 S. Stonebrook Court, Franklin, WI 53132 - David R. & Linda Demarais

7809 S. Stonebrook Court, Franklin, WI 53132 - Jacqueline A. Nelson Michlig & John D. Michlig

4802 W. Drexel Avenue, Franklin, WI 53132 - Milwaukee Metropolitan Sewerage District (260 W. Seeboth Street, Milwaukee, WI 53204)

4755 W. Drexel Avenue, Franklin, WI 53132 - City of Franklin (9229 W. Loomis Road, Franklin, WI 53132)

7947 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Thomas J. & Claire M. Brefka

7961 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Secretary of Housing & Urban Development (4400 Will Rodgers Parkway Suite 300, Oklahoma City, OK 73108)

7977 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Eric & Jennifer Metzger

7991 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Peter & Lisa Bakovic

8005 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Ronald & Kristin Dukatz

8017 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Norman J. & Ann L. Leary

8031 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Yi Yang, Chong Chen

8043 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Dale & Susan Kozik

8051 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Kristine Lamere Barsokine & Thomas J. Barsokine

8067 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Steven & Jaclyn Johnson

8081 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Timothy M. Tanty & Jeanne M. Flayter

8097 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Allan A. & Linda D. Bergeron  
8109 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Jeff L. & Lara D. Steinbach  
8121 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Jerome & Kathleen Judziewicz  
8137 S. 47<sup>th</sup> Street, Franklin, WI 53132 - David G. & Jayme K. Kempf  
8149 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Nikola & Zdravka Davidovic  
8163 S. 47<sup>th</sup> Street, Franklin, WI 53132 - John Dinh & Anna Ngo  
8189 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Harry L. Rogowski & Louise T. Cutty  
8203 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Matthew D. & Denise M. Groniger  
8213 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Paul & Sandra Shoman  
8229 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Terry L. & Lisa L. Przybyla  
8243 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Robert B. & Tracy A. Golub  
8255 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Vincent J. Orange  
8271 S. 47<sup>th</sup> Street, Franklin, WI 53132 - John T. & Nancy A. Dobey  
8283 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Joseph Storniolo & Kay Seamonson  
8295 S. 47<sup>th</sup> Street, Franklin, WI 53132 - Robert B. & Debra Barthel  
4722 W. Forest Hill Avenue, Franklin, WI 53132 - Mohammad Shafi & Farida T. Wasty (1919 W. North Avenue Suite 200, Milwaukee, WI 53205)  
4736 W. Forest Hill Avenue, Franklin, WI 53132 - Brian G. & Mary Frances Witt  
4750 W. Forest Hill Avenue, Franklin, WI 53132 - David & Robin Periard  
4802 W. Forest Hill Avenue, Franklin, WI 53132 - Darren & Vicki Shequen  
4820 W. Forest Hill Avenue, Franklin, WI 53132 - Lingtao Zeng & Rihong Xu  
4838 W. Forest Hill Avenue, Franklin, WI 53132 - Tyrone E. & Susan M. Gauger  
4856 W. Forest Hill Avenue, Franklin, WI 53132 - David A. & Judith L. Heck  
4904 W. Forest Hill Avenue, Franklin, WI 53132 - Marcos Alvarez & Luz Zea  
4914 W. Forest Hill Avenue, Franklin, WI 53132 - Raghavachari & Sheima Sridharan  
4924 W. Forest Hill Avenue, Franklin, WI 53132 - Dorothy L. Valentine

4934 W. Forest Hill Avenue, Franklin, WI 53132 - Matthew E. & Christina M. Cool

4944 W. Forest Hill Avenue, Franklin, WI 53132 - Patrick & Jeannine Campbell

8312 S. 51<sup>st</sup> Street, Franklin, WI 53132 - Robert & Pamela Gleason

8351 S. 51<sup>st</sup> Street, Franklin, WI 53132 - City of Milwaukee (200 E. Wells Street #800, Milwaukee, WI 53202)

8273 S. 51<sup>st</sup> Street, Franklin, WI 53132 - Patti Jump

8265 S. 51<sup>st</sup> Street, Franklin, WI 53132 - Emad M. Khan

8233 S. 51<sup>st</sup> Street, Franklin, WI 53132 - Jason Franckowiak & Angela Baker-Franckowiak

8220 S. Preserve Way, Franklin, WI 53132 - Scott R. Pelton & Ashley A. Palmer Pelton

8219 S. Preserve Way, Franklin, WI 53132 - Qaiser Iftegaruddin & Faisal Ahmed Fasooqui

5147 W. Lauren Court, Franklin, WI 53132 - Lucky & Keysha Allen

5158 W. Lauren Court, Franklin, WI 53132 - Jon R. Sheridan

8134 S. River Lane, Franklin, WI 53132 - Ram Paul

8120 S. River Lane, Franklin, WI 53132 - Nasir & Amara Khan

8106 S. River Lane, Franklin, WI 53132 - Jacob & Jessica Perocheschi

8090 S. River Lane, Franklin, WI 53132 - Daniel W. & Erin J. Walkowiak (2934 N. 9<sup>th</sup> Street, Milwaukee, WI 53206)

5121 W. Highlands Drive, Franklin, WI 53132 - Javed & Nighat Raza

5114 W. Highlands Drive, Franklin, WI 53132 - Milanka & Jovan Kolundzija, Nenad Kolundzija

8021 S. 51<sup>st</sup> Street, Franklin, WI 53132 - Dale F. & Linda M. Kuschiewski

River Highlands Development, LLC (5429 N. 118<sup>th</sup> Court, Milwaukee, WI 53225)

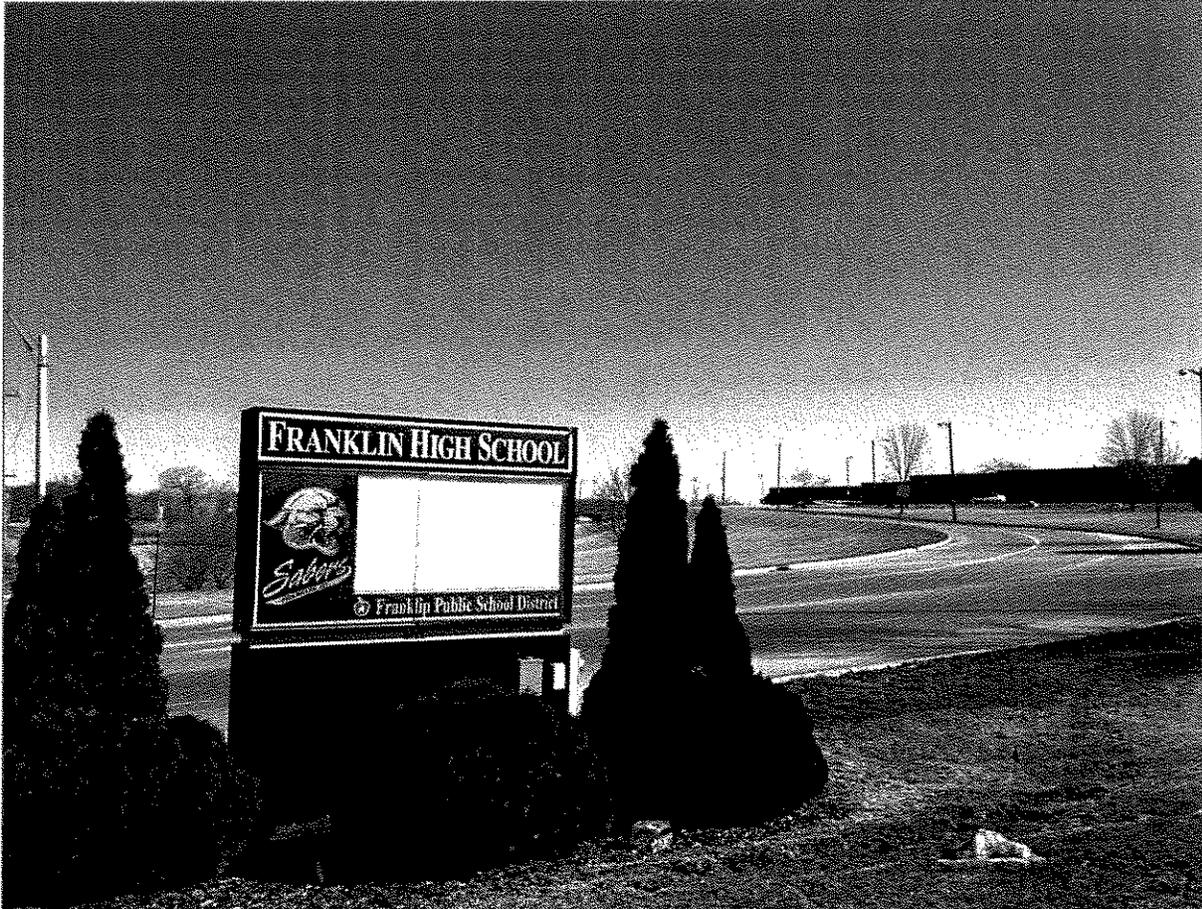
7909 S. 51<sup>st</sup> Street, Franklin, WI 53132 - City of Franklin (9229 W. Loomis Road, Franklin, WI 53132)

7877 S. 51<sup>st</sup> Street, Franklin, WI 53132 - Payne & Dolan, Inc. (P.O. Box 781, Waukesha, WI 53187)



**Franklin Public Schools: Franklin High School – Additions & Renovation  
Interpretation of City of Franklin Unified Development Ordinance (UDO)  
Concerning Natural Resources Protection Standards**

**Natural Resource Protection Plan (NRPP)**



**April 5, 2013**

**Revised July 15, 2013**

**Submitted by: Kapur & Associates, Inc.**

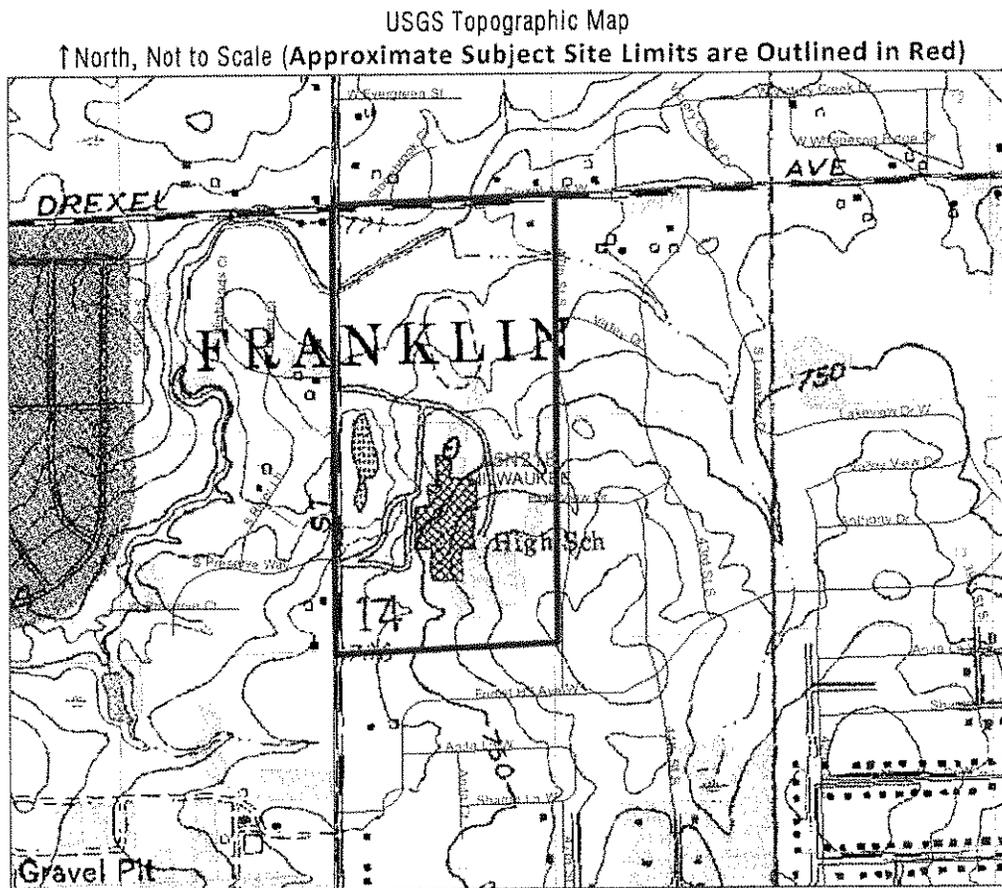


Franklin Public Schools: Franklin High School – Addition & Renovations  
Interpretation of City of Franklin Unified Development Ordinance (UDO)  
Concerning Natural Resources Protection Standards

Natural Resource Protection Plan (NRPP) & Site Plan Application – Project Narrative

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**Materiality:** The new additions are composed of brick, metal composite rain-screen, window wall and curtain wall. The composition, use of materials and technical design standards respect the scale, proportions, and materiality of the existing building while addressing the district's goals of transformation, sustainability and durability.

### Considerations of Natural Resources for the Proposed Site Improvements:

The following City defined protected natural resources have been considered for this NRPP and are further described below as applicable:

- Steep Slopes
- Mature Woodlands
- Young Woodlands
- Lakes and Ponds
- Streams
- Shore Buffers
- Floodplains/Floodways/Floodlands
- Wetland Buffers
- Wetlands and Shoreland Wetlands

*Information from the Wisconsin Department of Natural Resources, Bureau of Endangered Resources is also included with this document; however, it is under separate cover and is not to be publicly disseminated.*

### Steep Slopes (Refer to Page 1 - Steep Slopes Exhibit Map of Attachment C):

Presence of steep slopes has been investigated utilizing existing site grades and site grading plans from improvements on the site spanning from 1961 to current (please refer to Attachment B: Past Grading Plans) as follows:

- Steep slopes greater than 30% are present in areas that were not naturally steep (prior to the on-set of school development). Original grades depicted on the 1961 plans for the High School show the site did not have grades greater than 30%. The current site has steep slopes that are greater than 30% that have been "man-made", created during site improvements including building expansion, athletic field construction and general site filling. The site is exempt from steep slope (greater than 30%) protection.
- Steep slopes 20% to 30% are present in areas that were not naturally steep (prior to the on-set of school development). Original grades depicted in the 1961 plans for the High School show that the site did not have grades greater than 20%. The current site does have slopes that are 20-30% in grade and have been "man-made", created during site improvements including building expansion, athletic field construction and general site filling. The site is exempt from steep slope (20% to 30%) protection.
- Steep slopes 10% to 20% are present in areas that were not naturally steep (prior to the on-set of school development). The current site does have slopes that are 10-20% in grade and have been "man-made", created during site improvements including building expansion, athletic field construction and general site filling. The site is exempt from steep slope (10% to 20%) protection.

### Woodlands, Mature and Young (Refer to Attachment D):

The location of mature and young woodlands has been investigated by The City of Franklin's Consultant, with maps and analysis provided on June 13, 2013.



Photo 1: Photo of woodlands on South Eastern area of site.



Photo 2: Photo of woodlands on Eastern area of site.



Photo 3: Photo of woodlands on Northern area of site.

A mature woodland is an area that covers an area of one acre and at least 50% of the trees have a diameter at breast height (DBH) of at least 10 inches. It can also be considered a grove consisting of eight or more trees having a DBH of at least 12 inches whose canopies combine to have at least 50% of the grove canopy covered. Refer to attached exhibits for location.

A young woodland is an area that covers an area of 0.5 acres and at least 50% of the trees have a DBH of at least 3 inches. Refer to attached exhibits for location.

The site consists of Ash, Hawthorn, Maple, Oak, Shagbark Hickory, and undesirable Box Elder and Buckthorn. Buckthorn is taking a predominant hold within the understory along the eastern portion of the site.

The woodland analysis includes the area from the current construction phase and future phase to simplify the future submittal. The area of Mature woodlands on the site totals 393,883 square feet (9.04 Acres) and Young woodlands on the site totals 122,502 square feet (2.81 Acres) per mapping and analysis provided by the City's consultant. The area of Mature woodlands disturbed totals 97,304 square feet (2.23 Acres) and Young woodlands disturbed totals 17,850 square feet (0.41 Acres). The area of disturbance in the woodlands area has been coordinated to impact the least amount of natural resources. Within the proposed project, 75% of the Mature woodlands and 85% of the Young woodlands are maintained on the site, greater than the minimum 70% for mature woodlands and 50% for young woodlands. It is anticipated that mitigation is not a requirement for the proposed project.

### Lakes:

A lake is defined as any body of water two acres or larger in size. There are no lakes located at the Franklin High School site.

### Ponds (Refer to Attachment E):

A pond is described as all bodies of water less than two acres in area. The site contains two excavated ponds. The excavated ponds are described as follows:

- Stormwater Pond 1 is the larger of the two on-site ponds (approximately 1.45 acres); is located on the west side of the property near South 51<sup>st</sup> Street; and was excavated when the school was built (circa 1961). Its original function was a landscape/fire retention pond, as depicted on the 1961 plans for the High School.
- Stormwater Pond 2 is the smaller of the two on-site ponds (approximately 0.08 acre); is located east of the football field and running track; and was excavated prior to 1990.

Stormwater Pond 1 will be disturbed during construction. Proposed improvements to this pond call for lowering the elevation of the pond outlet structure; this will result in the water surface elevation being lowered 4-feet. This will decrease the water surface area of the pond approximately 1.0 acre. This modification will include enhancing safety measures by constructing a 10-foot safety shelf around the pond as so desired by the City. Proper erosion and sediment control measures will be implemented as required per City and State NR 151 requirements.

### Streams (Refer to Page 2 - Waterway Exhibit Map of Attachment E):

Two unnamed tributaries are located on the northern end of the site. The waterways are navigable within the boundaries of the site. The waterways are described as follows:

- Waterway 1 is an Unnamed Tributary to the Root River. It enters the Franklin High School site under West Drexel Avenue through a box culvert and flows southwest off-site under a box culvert across South 51<sup>st</sup> Street. Waterway 1 width ranges from approximately 4 to 8 feet. Approximately 970 lineal feet of Waterway 1 is located within the school site. During site visit water depths ranged from approximately 1.5 to 3.5 feet. Waterway 1 is navigable within the Franklin High School site.



Photo 4: View looking north towards Stormwater Pond 1.



Photo 5: Along southern bank of Stormwater Pond 2 looking north.



Photo 6: Waterway 1 - looking west/downstream towards South 51<sup>st</sup> Street bridge (photo taken April 3, 2013).



Photo 7: Waterway 1 - looking north/upstream towards West Drexel Avenue (photo taken April 3, 2013).



Photo 8: Waterway 2 - looking northwest/downstream towards confluence with Waterway 1 (photo taken April 3, 2013).



Photo 9: Waterway 2 -- looking southeast/upstream towards the confluence with Waterway 1 (photo taken April 3, 2013).

- Waterway 2 is an Unnamed Tributary to an Unnamed Tributary of the Root River. It flows intermittently, but is navigable near the confluence with Waterway 1. This waterway carries flow from the residential subdivision to the east of Franklin High School and has defined bed and banks near the confluence with Waterway 1. Waterway 2 width ranges from approximately 1 to 3 feet. Approximately 710 lineal feet of Waterway 2 is located within the school site. During site visit water depths ranged from approximately 1-inch to 4.5-inches. Waterway 2 is partially navigable within the Franklin High School site. Waterway 1 and Waterway 2 will not be disturbed during the proposed site renovations. Land disturbance for the proposed Franklin High School improvements will not take place within the 75-foot shore buffer of either waterway.

**Shore Buffer (Refer to Page 2 - Waterway Exhibit Map of Attachment E):**

The shore buffer is the undisturbed land area (including undisturbed natural vegetation) within 75 feet landward of the ordinary high water mark of all navigable waters. This applies to the unnamed tributaries to the Root River (referred to as Waterways 1 and 2). The shore buffers will be protected at a 100% ratio during the proposed site renovations.

**Floodplain Fringe (Refer to Page 3 - Floodplain Exhibit Map of Attachment E):**

The floodplain fringe are those floodlands outside of the floodway that are subject to inundation by the 100-year recurrence interval flood and includes the Floodplain Conservancy District and Floodplain Fringe Overlay District. The floodplain fringe will be protected at a 100% ratio during the Franklin High School site renovations.

**Floodway (Refer to Page 3 - Floodplain Exhibit Map of Attachment E):**

A floodway is a designated portion of the 100-year flood that will safely convey the regulatory flood discharge with small acceptable upstream and downstream stage increases. The floodway is not suited for human habitation and thus all fill, structures and other development that would impair floodwater conveyance is prohibited. The proposed site renovation will not negatively impact the floodway located on the north end of the site.

### Floodlands (Refer to Page 3 - Floodplain Exhibit Map of Attachment E):

The floodlands are those lands, including channels, floodways and floodplain fringe of any given reach, which are subject to inundation by the flood with a given recurrence frequency. For this instance, the recurrence interval is the 100-year recurrence interval flood. The floodlands located on the north end of the site in the vicinity of the unnamed tributary to the Root River will not be negatively impacted and will be protected at a 100% ratio.



Photo 10: Wetland 1 looking north (photo taken June 4, 2013).

### Wetlands (Refer to Page 4 - Wetland Exhibit Map of Attachment E):

A wetland delineation for the site was conducted by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), June of 2013. Wetland boundaries flagged by SEWRPC have been surveyed. Various factors were considered to locate the wetland boundaries including:

- Review of available maps including: the USGS Topographic Map, the USDA/NRCS Soil Survey and Groundwater Maps, the Wisconsin Wetlands Inventory Map, the FEMA FIRM, and various aerial photographs.
- Vegetative cover particularly presence of hydrophytic vegetation utilizing wetland indicator status established by the National Wetland Plant List (NWPL) was used.



Photo 11: Wetland 1 looking northwest (photo taken June 4, 2013).

It should also be noted that Wetland Delineation flagging was found along the northern end of the site of the largest on-site wetland complex. Ms. Heather Patti, RA Smith verified that she completed on-site wetland delineation services for Franklin High School for this wetland complex around 2009. Data from that delineation is unavailable at time of this NRPP submittal.



Photo 12: Wetland 1 looking north at pond (photo taken April 3, 2013).

On-site wetlands are described as follows:

- Wetland 1 is associated with Stormwater Pond 2 and construction of a ditch, and can be best described as a shallow marsh. The ditch was constructed around 1974 and the pond was constructed around 1990. Wetland 1 is not located within mapped hydric soils. Wetland 1 is approximately 16,315 square feet (0.375 acre) in size and is located entirely within the High School site. Wetland 1 will be disturbed during construction efforts to create an emergency access roadway to proposed athletic fields on the eastern end of the site and stormwater pond improvements (as part of the school's proposed Master Plan). Access is needed for emergency



Photo 13: Wetland 2 looking east from the sidewalk (photo taken April 3, 2013).



Photo 14: Wetland 2 (right side of photo) looking north (photo taken April 3, 2013).



Photo 15: Wetland 3 has been delineated in the past as noted by old Wetland Delineation flag (photo taken April 3, 2013).

vehicle access and pedestrian traffic. The access roadway has been engineered to meet ADA standards as well. Stormwater improvements are necessary to meet stormwater quality and quantity requirements for the proposed Master Plan activities. Approximately 2,136 square feet of wetland impact will occur to Wetland 1. Approximately 10,011 square feet of wetland buffer will be disturbed. Approximately 7,042 square feet of wetland setback will be disturbed. A Wetland Water Quality Certification

has been submitted to the Wisconsin DNR and US Army Corps of

Engineers for the proposed wetland impacts as the result of the emergency vehicle access. These impacts have been assessed and minimized to the maximum extent practicable by project stakeholders. The stormwater pond impacts have been assessed by Point of Beginning – permitting will need to be separately submitted for the stormwater pond impacts.

- Wetland 2 is a disturbed fresh wet meadow wetland complex located along the southwest end of the site. The western limits of wetland 2 contain a storm sewer catchment area (inlets) that discharge via storm sewer pipe west to the ditch off of South 51<sup>st</sup> Street. Wetland 2 is located within mapped hydric soils (Blount silt loam, 1-3% (BIA). Wetland 2 is approximately 3,103 square feet (0.071 acre) in size and is located entirely within the High School site (portions of the buffer and setback extend off-site to the south). Wetland 2 will be disturbed during construction. Access is needed to the proposed new southeast parking lot to help alleviate roadway back-ups. Approximately 1,854 square feet of wetland impact will occur to Wetland 2. Approximately 4,417 square feet of wetland buffer will be disturbed. Approximately 4,195 square feet of wetland setback will be disturbed. A Wetland Water Quality Certification has been submitted to the Wisconsin DNR and US Army Corps of Engineers. Impacts are necessary to help alleviate traffic congestion and to effectively separate the next northernmost (existing) site ingress/egress from the proposed new entryway. Impacts have been assessed and minimized to the maximum extent practicable by project stakeholders.



Photo 16: Wetland 3 along the northeast limits of the site (photo taken June 4, 2013).

- Wetland 3 is the largest of the on-site wetlands; is located along the northern end of the site; and consists of a disturbed fresh wet meadow, shallow marsh and floodplain forest with some shrubs. Wetland 3 contains mapped hydric soils including Blount silt loam 1-3% slopes (BIA) and Aztalan loam, 0-2% slopes (AzA). Wetland 3 is approximately 231,098 square feet (5.305 acres) and extends off-site to the north, east and west. Wetland 3 is associated with Waterway 1 and Waterway 2; both unnamed tributaries to the Root River. Wetland 3 is located within shoreland area (i.e. it is a shoreland wetland). **Wetland 3 and its associated wetland buffer and wetland setback will be protected at a 100% ratio during proposed school improvements.**

Wetland 1 has been previously delineated by Ms. Heather Patti, R.A. Smith National, Inc.



Photo 17: Wetland 3 and Waterway 1 at the S. 51<sup>st</sup> Street bridge looking east (photo taken June 4, 2013).

- Wetland 4 is a scrub/shrub located along the central eastern limits of the site. Wetland 4 is part of a swale complex that carries off-site flow from the residential subdivision to the east. Wetland 4 is not located within mapped hydric soils. Wetland 4 is approximately 9,829 square feet (0.226 acre) and extends off-site to the east. The proposed practice football fields will impact Wetland 4. Approximately 8,412 square feet of wetland impact will occur to Wetland 4. Approximately 28,315 square feet of wetland buffer will be disturbed. Approximately 19,945 square feet of wetland setback will be disturbed. As plans for the second football field (the field that impacts wetland) become more definite, a Wetland Individual Permit Application will be submitted to the Wisconsin DNR and US Army Corps of Engineers which will combine all proposed impacts (thereby mitigation will be required by the State as impacts will exceed 10,000 square feet).



Photo 18: Near western limits of Wetland 4 looking east (photo taken June 4, 2013).

- Wetland 5 is a disturbed fresh wet meadow with some shrubs, located along the southeastern portion of the site. Wetland 5 is not located within mapped hydric soils. Wetland 5 is approximately 1,895 square feet (0.044 acre) and is located entirely within the high school site.

**Wetland 5 and its associated wetland buffer and setback will be protected at a 100% ratio during proposed school improvements.**



Photo 19: Wetland 5 (photo taken June 3, 2013).

- Wetland 6 is a disturbed fresh wet meadow with some



Photo 20: Wetland 6 (photo taken June 3, 2013).

shrubs, located at the southeast end of the site. Wetland 6 is not located within mapped hydric soils. Wetland 6 is approximately 1,613 square feet (0.037 acre). Wetland buffer and wetland of Wetland 6 extends off-site to the east. **Wetland 6 and its associated wetland buffer and setback will be protected at a 100% ratio during proposed school improvements.**

**Shoreland Wetland (Refer to Page 4 - Wetland Exhibit Map of Attachment E):**

A shoreland wetland is a specific type of wetland that is located within a shoreland area. For this site, a shoreland wetland is any wetland that is within 1,000 feet of a pond or within 300 feet from a stream or to the landward side of floodplain areas. Wetland 3 is a shoreland wetland. Wetland 3 will not be disturbed during proposed site improvement activities.

**Wetland Buffers (Refer to Page 4 - Wetland Exhibit Map of Attachment E):**

The wetland buffer is the undisturbed land area within 30 feet landward of the delineated boundary of any wetland and parallel to that delineated wetland boundary. Impacts to wetland buffer will occur at Wetlands 1, 2 and 4.

**Attachment A: Site Plans**



epstein allen : architects  
 ARCHITECTS  
 1000 W. 10TH STREET  
 SUITE 200  
 FRANKLIN, VT 05440  
 TEL: 802.241.1100  
 FAX: 802.241.1101  
 WWW.EAUSA.COM

PROJECT INFORMATION  
**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**

8222 South 51st Street,  
 Franklin, VT 55132

ISSUANCE AND REVISIONS  
**CONSTRUCTION SET**

REVISIONS



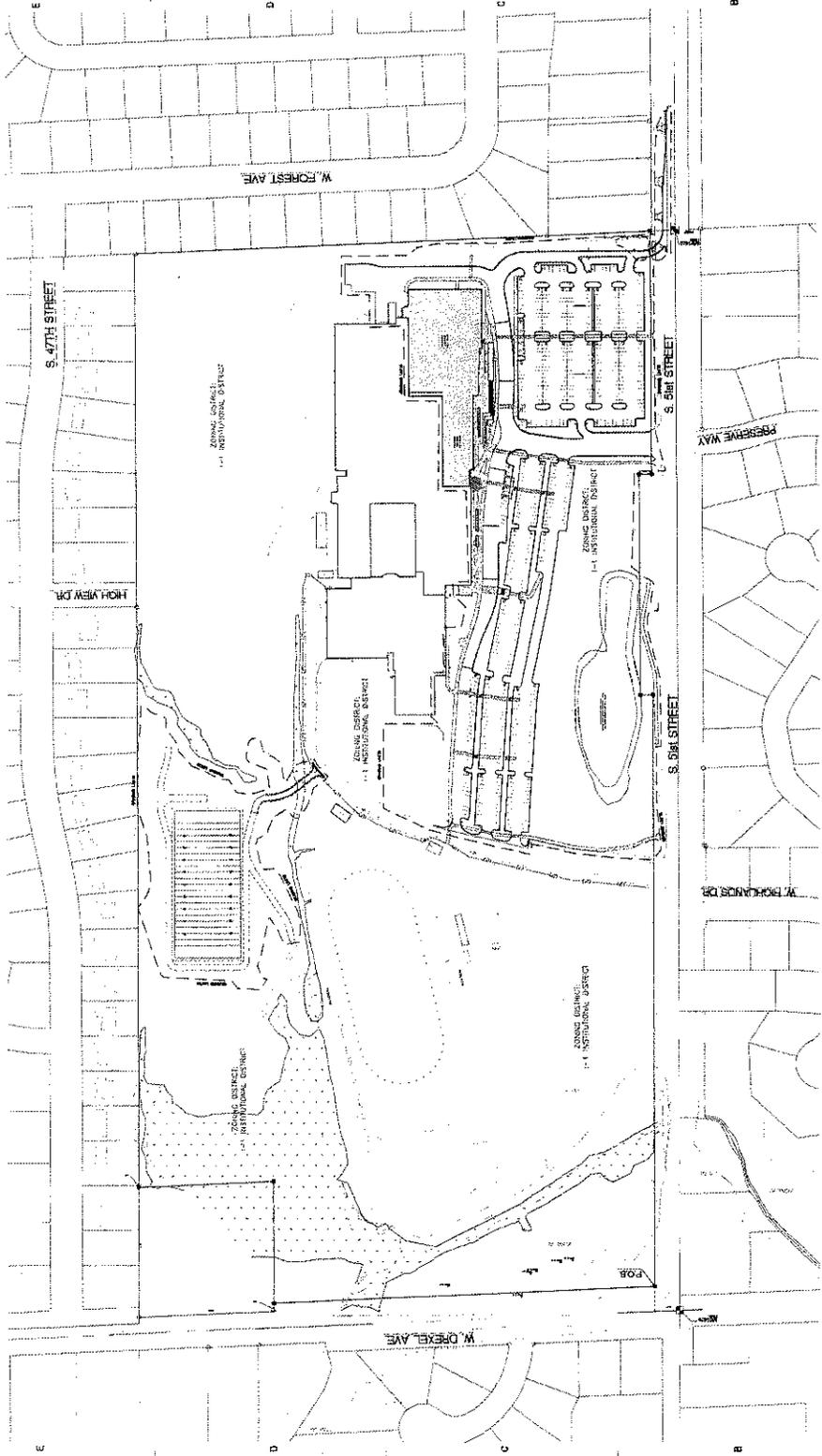
K&A ASSOCIATES, INC.  
 www.kandassociates.com

DATE: 08/11/2010

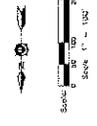
PROJECT MANAGER: RAY  
 PROJECT NUMBER: 1304C  
 DATE: 08/11/2010

OVERALL SITE PLAN

C100



NOTE: THE FRANKLIN HIGH SCHOOL SITE IS LOCATED WITHIN THE 1-1 INSTITUTIONAL ZONING DISTRICT, PER SECTION 15-70.03Z OF THE UNIFIED DEVELOPMENT ORDINANCE.



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 Toll Free (800) 242-5511  
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 Hearing Impaired TDD (800) 542-2288  
 www.DiggersHotline.com



epstein jern: architects  
 1175 W. Wisconsin Ave. Ste. 100  
 Milwaukee, WI 53233  
 414.224.1111  
 www.epsteinjern.com

PROJECT REGULATION  
 FRANKLIN HIGH  
 SCHOOL RENOVATIONS  
 AND ADDITION

8222 South 51st Street,  
 Franklin, WI 53122

ISSUANCE AND REVISIONS  
 CONSTRUCTION SET

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMITS
2	08/11/11	ISSUED FOR PERMITS



MARK & APPROPRIATE, INC.  
 1000 W. Wisconsin Ave. Ste. 100  
 Milwaukee, WI 53233  
 414.224.1111  
 www.markandappropriate.com

SHEET INFORMATION

PROJECT NUMBER: 100  
 PROJECT NUMBER: 100  
 DATE: 08/11/11

SITE DEMOLITION  
 PLAN

**C101A**

**SITE DEMOLITION NOTES**

1. CONSULT WITH OWNER TO DETERMINE A SAFE DEMOLITION METHOD OF REMOVAL. CONSULT WITH LOCAL AGENCIES TO DETERMINE A SAFE DEMOLITION METHOD OF REMOVAL. CONSULT WITH LOCAL AGENCIES TO DETERMINE A SAFE DEMOLITION METHOD OF REMOVAL.
2. ALL CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES.
3. ALL DEMOLITION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES.
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6. DEMOLITION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES.

**SITE DEMOLITION LEGEND**

ALL WORK TO BE DEMOLISHED AND REPEATED OR REPAIRED SHALL BE IDENTIFIED BY THE FOLLOWING SYMBOLS AND PATTERNS. ALL WORK TO BE DEMOLISHED AND REPEATED OR REPAIRED SHALL BE IDENTIFIED BY THE FOLLOWING SYMBOLS AND PATTERNS.

1. CONCRETE: HATCHED PATTERN

2. BRICK: HATCHED PATTERN

3. METAL: HATCHED PATTERN

4. GLASS AND OTHER MATERIALS: HATCHED PATTERN

5. ASPHALT: HATCHED PATTERN

6. GRAVEL AND OTHER MATERIALS: HATCHED PATTERN

7. REMOVAL OF EXISTING: SOLID BLACK

8. REPAIR AND REPLACE: HATCHED PATTERN

9. NEW CONSTRUCTION: HATCHED PATTERN

10. EXISTING: HATCHED PATTERN

11. GRADING LIMITS: DASHED LINE

12. EROSION CONTROL: DASHED LINE

13. UTILITIES: SOLID LINE

14. EROSION CONTROL: DASHED LINE

15. UTILITIES: SOLID LINE

**ELECTRICAL DEMOLITION LEGEND**

1. EXISTING ELECTRICAL: SOLID LINE

2. EXISTING ELECTRICAL: SOLID LINE

3. EXISTING ELECTRICAL: SOLID LINE

4. EXISTING ELECTRICAL: SOLID LINE

5. EXISTING ELECTRICAL: SOLID LINE

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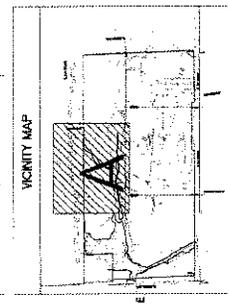
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12. EXISTING ELECTRICAL: SOLID LINE

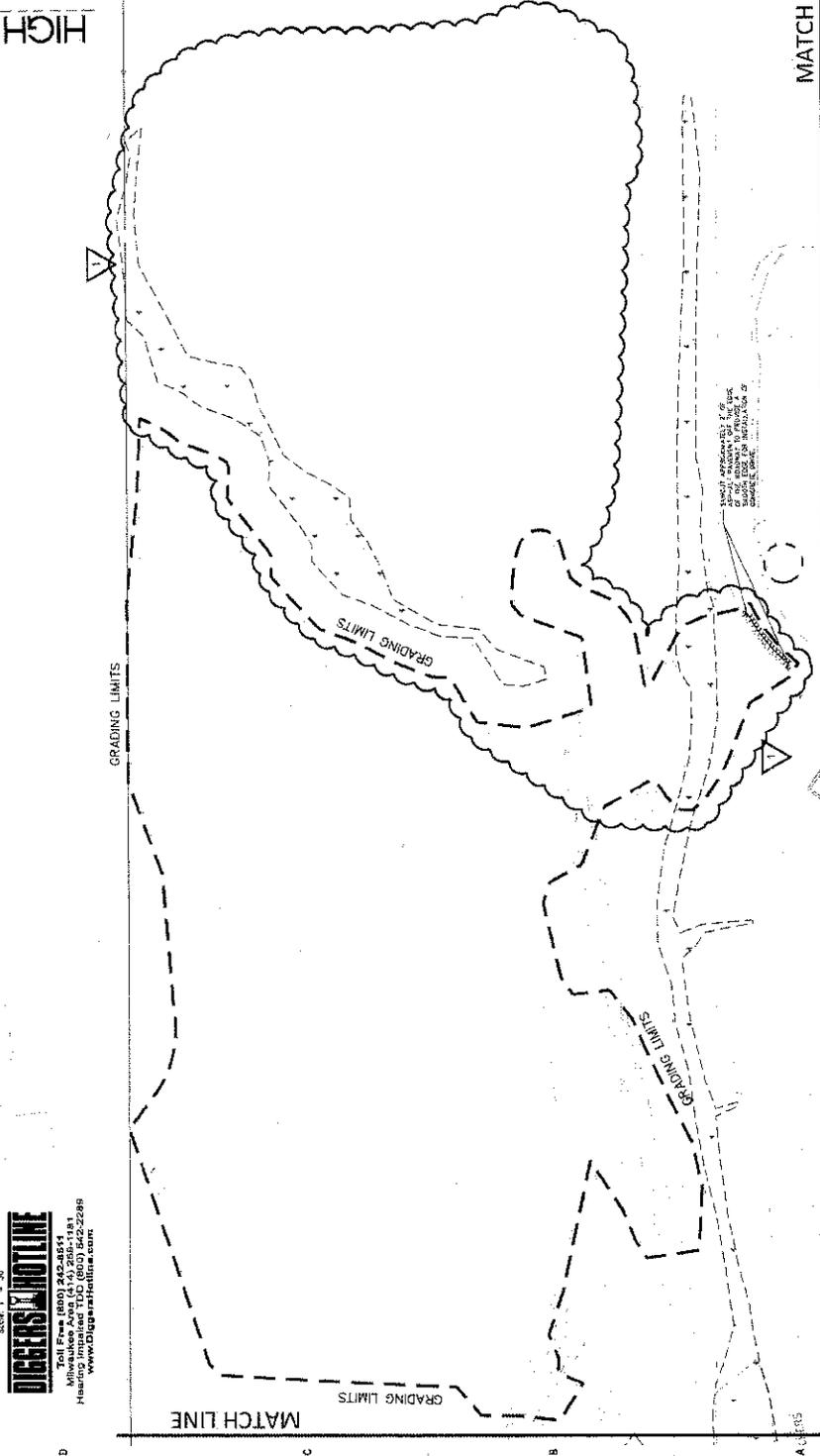
13. EXISTING ELECTRICAL: SOLID LINE

14. EXISTING ELECTRICAL: SOLID LINE

15. EXISTING ELECTRICAL: SOLID LINE



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 Milwaukee Area (414) 266-1181  
 Hearing Impaired (414) 266-2289  
 www.diggersfootline.com



**GRADING LIMITS**

**MATCH LINE**

**MATCH LINE**

**MATCH LINE**

**MATCH LINE**

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A B C D E













eppstein uhlen + architects  
 1220 EAST CANTON STREET  
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 PHONE: 414.224.4400  
 FAX: 414.224.4401  
 WWW.EUA.COM

PROJECT INFORMATION  
**FRANKLIN HIGH**  
 SCHOOL RENOVATIONS  
 AND ADDITION

8222 South 51st Street,  
 Franklin, WI 53132

ISSUES AND REVISIONS  
**CONSTRUCTION SET**

NO.	DATE	DESCRIPTION
1	05/20/11	ISSUES AND REVISIONS



K&A ASSOCIATES, INC.  
 1200 SOUTH PARKWAY  
 MILWAUKEE, WI 53214

SHEET INFORMATION

PROJECT NUMBER: 10249  
 PROJECT NUMBER: 10249  
 DATE: JUNE 2, 2011

SITE GEOMETRIC  
 & TRAFFIC  
 CONTROL PLAN

**C103A**

**NEIGHBORHOOD MAP**

**PAVEMENT MARKING LEGEND**

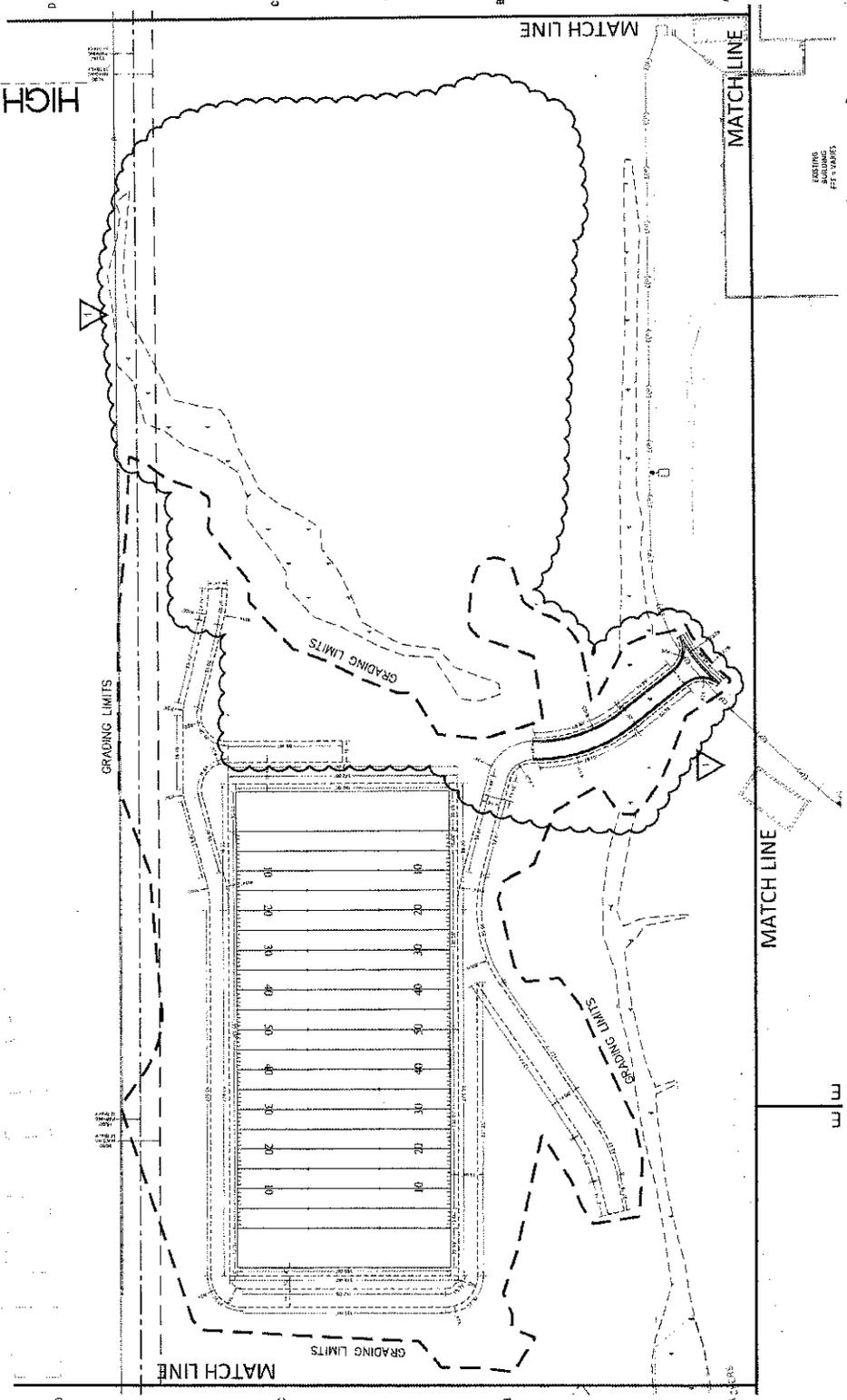
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HIGH VIEW DR.









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PROJECT INFORMATION  
**FRANKLIN HIGH**  
 SCHOOL RENOVATIONS  
 AND ADDITION

8222 South 51st Street,  
 Franklin, WI 53132

DESIGN INFORMATION  
 CONSTRUCTION SET

REVISIONS  
 1. 11/11/11  
 2. 11/11/11  
 3. 11/11/11



KAPPA & ASSOCIATES, INC.  
 1111 W. WISCONSIN AVENUE, SUITE 100  
 MILWAUKEE, WI 53233  
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PROJECT INFORMATION  
 PROJECT NAME: 8222  
 PROJECT NUMBER: 21250  
 DATE: JUNE 21, 2011

SITE GRADING  
 PLAN  
**C104A**

HIGH VIEW DR.



SCALE: 1" = 30'

DATE: 06/21/11

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 800.444.4444  
 Milwaukee Area: (414) 259-1181  
 Hearing Impaired TDD: (608) 542-2289  
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NOTES:  
 1. REFER TO SHEET C104B FOR GRADING LIMITS

2. REFER TO SHEET C104C FOR CONSTRUCTION SET

3. REFER TO SHEET C104D FOR CONSTRUCTION SET

4. REFER TO SHEET C104E FOR CONSTRUCTION SET

5. REFER TO SHEET C104F FOR CONSTRUCTION SET

6. REFER TO SHEET C104G FOR CONSTRUCTION SET

7. REFER TO SHEET C104H FOR CONSTRUCTION SET

8. REFER TO SHEET C104I FOR CONSTRUCTION SET

9. REFER TO SHEET C104J FOR CONSTRUCTION SET

10. REFER TO SHEET C104K FOR CONSTRUCTION SET

11. REFER TO SHEET C104L FOR CONSTRUCTION SET

12. REFER TO SHEET C104M FOR CONSTRUCTION SET

13. REFER TO SHEET C104N FOR CONSTRUCTION SET

14. REFER TO SHEET C104O FOR CONSTRUCTION SET

15. REFER TO SHEET C104P FOR CONSTRUCTION SET

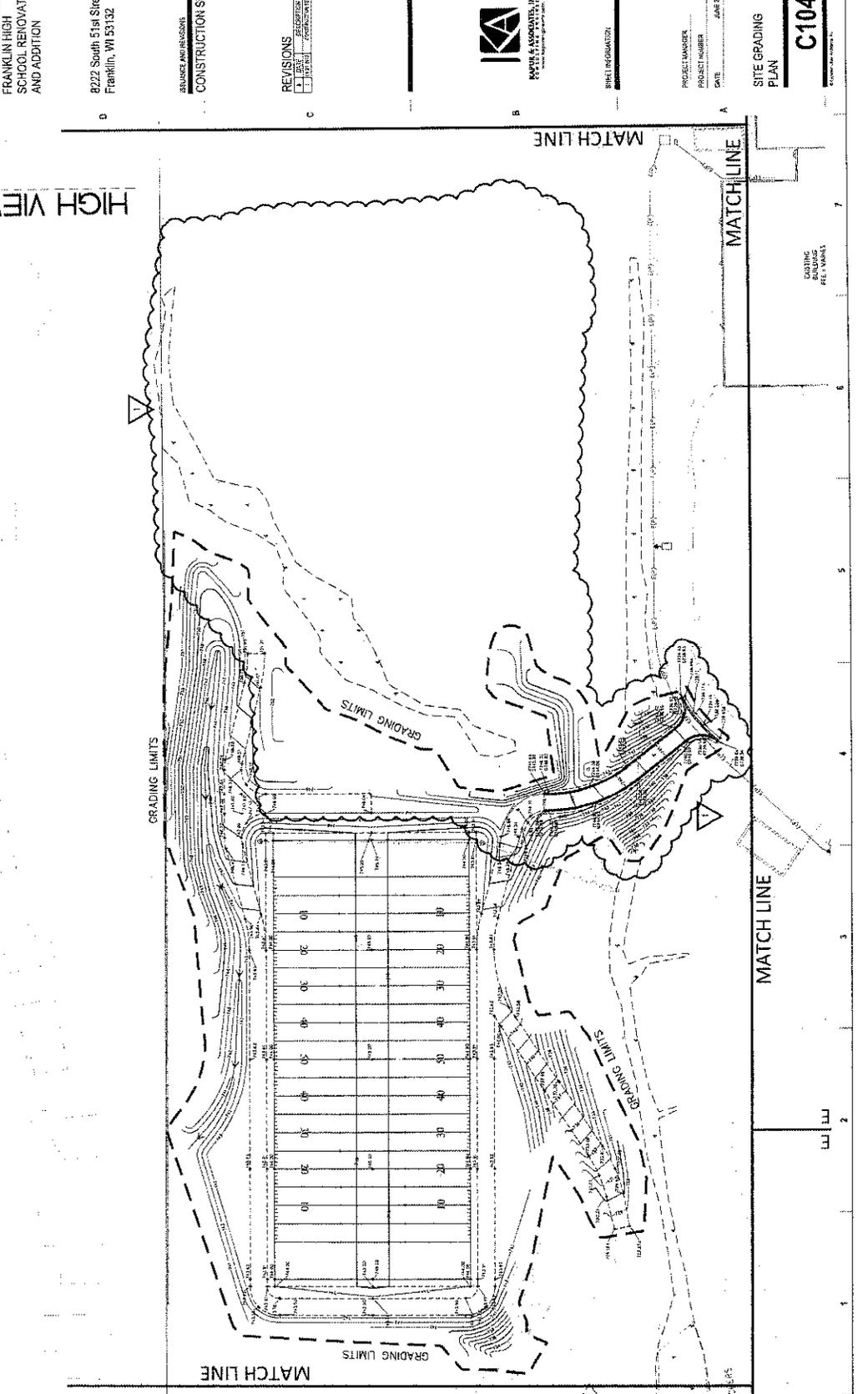
16. REFER TO SHEET C104Q FOR CONSTRUCTION SET

17. REFER TO SHEET C104R FOR CONSTRUCTION SET

18. REFER TO SHEET C104S FOR CONSTRUCTION SET

19. REFER TO SHEET C104T FOR CONSTRUCTION SET

20. REFER TO SHEET C104U FOR CONSTRUCTION SET



DATE: 06/21/11

HIGH VIEW DR.



SCALE: 1" = 30'

DATE: 06/21/11

**DIGGERS HOTLINE**  
 800.444.4444  
 Milwaukee Area: (414) 259-1181  
 Hearing Impaired TDD: (608) 542-2289  
 www.diggershotline.com

NOTES:  
 1. REFER TO SHEET C104B FOR GRADING LIMITS

2. REFER TO SHEET C104C FOR CONSTRUCTION SET

3. REFER TO SHEET C104D FOR CONSTRUCTION SET

4. REFER TO SHEET C104E FOR CONSTRUCTION SET

5. REFER TO SHEET C104F FOR CONSTRUCTION SET

6. REFER TO SHEET C104G FOR CONSTRUCTION SET

7. REFER TO SHEET C104H FOR CONSTRUCTION SET

8. REFER TO SHEET C104I FOR CONSTRUCTION SET

9. REFER TO SHEET C104J FOR CONSTRUCTION SET

10. REFER TO SHEET C104K FOR CONSTRUCTION SET

11. REFER TO SHEET C104L FOR CONSTRUCTION SET

12. REFER TO SHEET C104M FOR CONSTRUCTION SET

13. REFER TO SHEET C104N FOR CONSTRUCTION SET

14. REFER TO SHEET C104O FOR CONSTRUCTION SET

15. REFER TO SHEET C104P FOR CONSTRUCTION SET

16. REFER TO SHEET C104Q FOR CONSTRUCTION SET

17. REFER TO SHEET C104R FOR CONSTRUCTION SET

18. REFER TO SHEET C104S FOR CONSTRUCTION SET

19. REFER TO SHEET C104T FOR CONSTRUCTION SET

20. REFER TO SHEET C104U FOR CONSTRUCTION SET







epstein urban architects  
 1111 EAST WISCONSIN STREET  
 MILWAUKEE, WI 53202  
 TEL: 414.224.8511  
 FAX: 414.224.8512  
 WWW.EUA.COM

PROJECT PREPARED BY  
**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**

8222 South 51st Street,  
 Franklin, WI 53132

DESIGNED BY  
**CONSTRUCTION SET**

NO.	DATE	DESCRIPTION
1	10/11/11	ISSUED FOR PERMITS
2	10/11/11	ISSUED FOR PERMITS



K&A ASSOCIATES, INC.  
 1000 SOUTH WISCONSIN STREET, SUITE 200  
 MILWAUKEE, WI 53202

SHEET INFORMATION

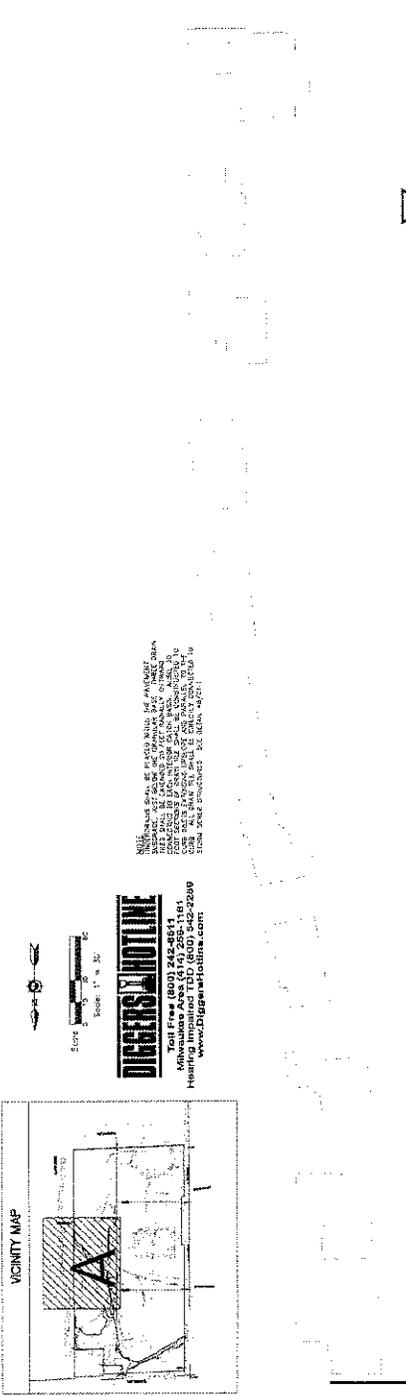
PROJECT MANAGER: MJK  
 PROJECT NUMBER: 11400  
 DATE: 10/11/11

SITE UTILITY PLAN

**C105A**

11/11/11

HIGH VIEW DR



GRADING LIMITS

GRADING LIMITS

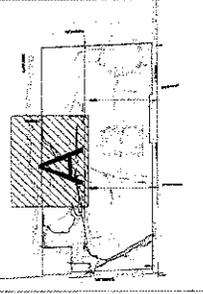
MATCH LINE

MATCH LINE

MATCH LINE

EXISTING BUILDING FOOTPRINTS

VICINITY MAP



Scale: 1" = 30'

**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
 1-800-242-8511  
 Hearing Impaired TDD: (800) 542-2249  
 www.DiggersHotline.com

NOTES:  
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
 4. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
 5. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.

STATION MARK 49  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)

STATION MARK 50  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)

STATION MARK 51  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)

STATION MARK 52  
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 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)

STATION MARK 53  
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 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)

STATION MARK 54  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)  
 10' DIA. (10' DIA.)



epstein allen architects  
 225 W. WISCONSIN ST., SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.EA.AA.COM

PROJECT INFORMATION  
**FRANKLIN HIGH  
 SCHOOL RENOVATIONS  
 AND ADDITION**

8222 South 51st Street,  
 Franklin, WI 53132

ISSUES AND REVISIONS  
**CONSTRUCTION SET**

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITS
2	11/11/11	ISSUED FOR PERMITS

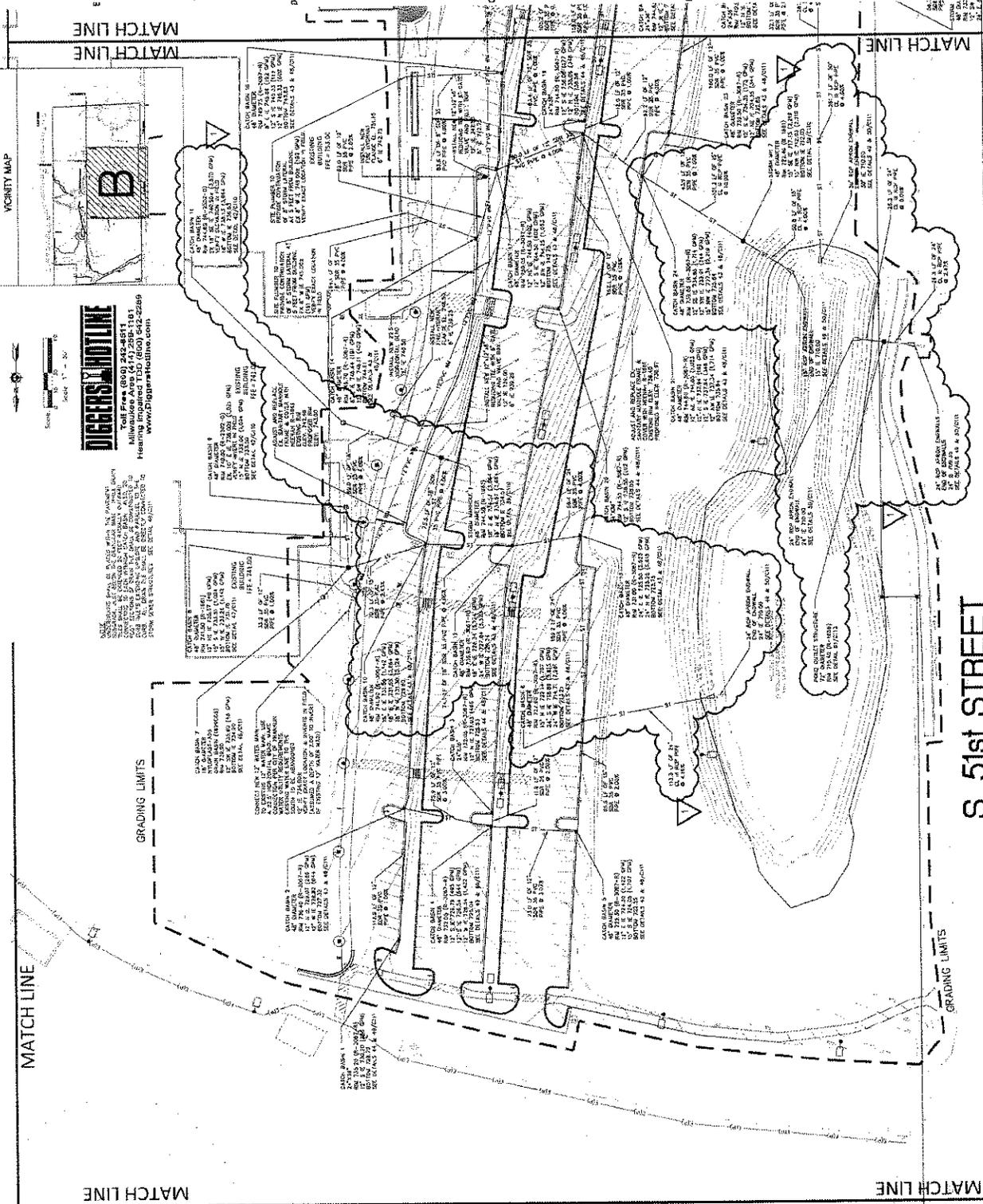


KEVIN A. KAPLAN, INC.  
 1000 W. WISCONSIN ST., SUITE 200  
 MILWAUKEE, WI 53233

SHEET INFORMATION  
 PROJECT NUMBER: 804  
 PROJECT NAME: FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION  
 DATE: MARCH 2010

SITE UTILITY PLAN

**C105B**



VICINITY MAP



**DIGGERS' HOTLINE**  
 Toll Free (800) 243-5511  
 1-800-243-5511  
 HOUSING INQUIRY 1-800-642-2249  
 www.DiggersHotline.com

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION IS COMPLETE.

**S. 51st STREET**

MATCH LINE

MATCH LINE

MATCH LINE

GRADING LIMITS

GRADING LIMITS







epstein allen : architects  
 2121 CALIFORNIA STREET  
 SUITE 200  
 MADISON, WI 53705  
 608.261.1111  
 www.ea-architects.com

PROJECT INFORMATION  
**FRANKLIN HIGH  
 SCHOOL RENOVATIONS  
 AND ADDITION**

8222 South 51st Street,  
 Franklin, WI 53132

ISSUANCE AND REVISIONS  
**CONSTRUCTION SET**

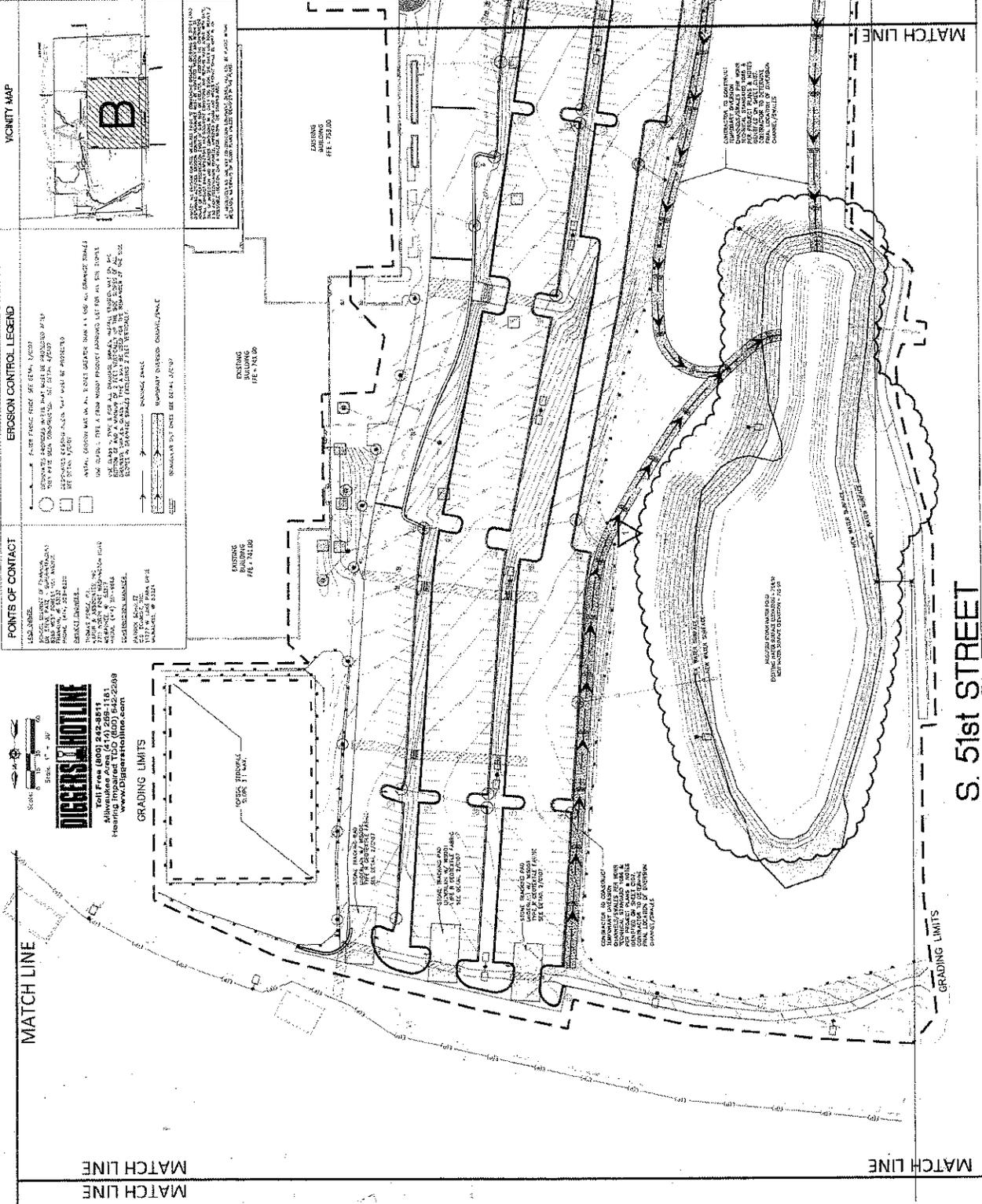
NO.	DATE	DESCRIPTION
1	11/11/10	ISSUED FOR PERMIT
2	11/11/10	ISSUED FOR PERMIT



SHEET INFORMATION

PROJECT NUMBER: 104  
 PROJECT NUMBER: 104  
 DATE: JUNE 21, 2010

SITE EROSION  
 CONTROL PLAN  
**C106B**



**POINTS OF CONTACT**

1. ALL POINTS OF CONTACT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

2. ALL POINTS OF CONTACT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

3. ALL POINTS OF CONTACT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

4. ALL POINTS OF CONTACT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

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6. ALL POINTS OF CONTACT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

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8. ALL POINTS OF CONTACT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

9. ALL POINTS OF CONTACT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

10. ALL POINTS OF CONTACT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

**EROSION CONTROL LEGEND**

1. ALL POINTS OF CONTACT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

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10. ALL POINTS OF CONTACT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

**VICINITY MAP**

The vicinity map shows the project location within a larger area, including surrounding streets and landmarks. A shaded area indicates the specific site location.

S. 51st STREET

10/20/10









epstein chen - architects  
 222 EAST WISCONSIN STREET  
 MILWAUKEE, WI 53202  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.EUCA.COM

PROJECT INFORMATION  
**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**

8222 South 51st Street,  
 Franklin, WI 53132

CONSTRUCTION SET

REVISIONS  
 C.T. LABEL 1 2/23/2008



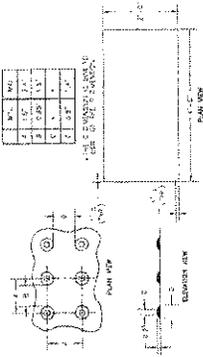
KAYE & ASSOCIATES, INC.  
 4000 WISCONSIN DRIVE  
 MILWAUKEE, WI 53227  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.KAYEASSOCIATES.COM

SHEET INFORMATION

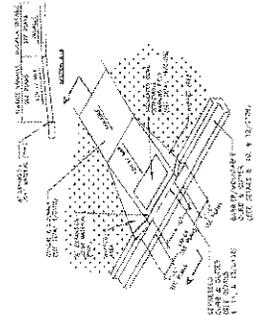
PROJECT NAME: 8th  
 PROJECT NUMBER: 2008-01  
 DATE: JUNE 11, 2007

SITE DETAILS

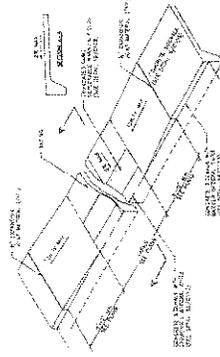
C109



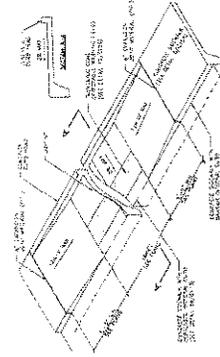
**19) TRUNCATED DOME DETECTABLE WARNING FIELD.**  
 GENERAL NOTES:  
 1. THIS DETECTABLE WARNING FIELD IS TO BE INSTALLED AT THE RAMP TO THE TRUNCATED DOME.  
 2. THE DETECTABLE WARNING FIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL SHOWN.  
 3. THE DETECTABLE WARNING FIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL SHOWN.  
 4. THE DETECTABLE WARNING FIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL SHOWN.



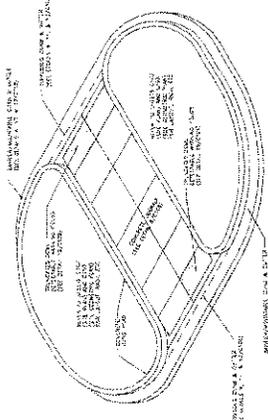
**20) ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD.**



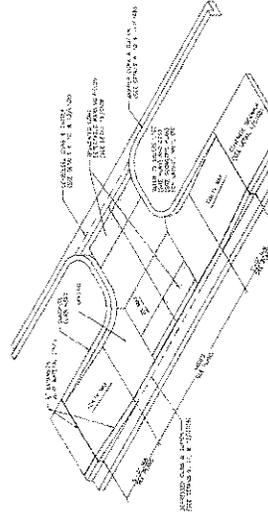
**21) ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD.**



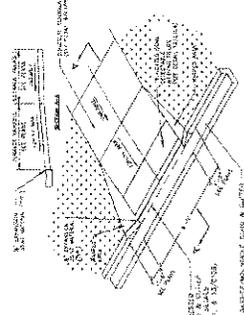
**22) ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD.**



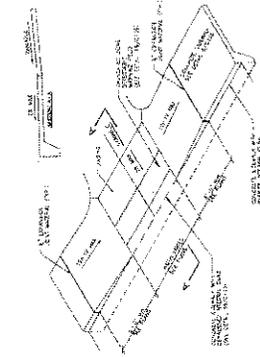
**23) ACCESSIBILITY PATH DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD.**



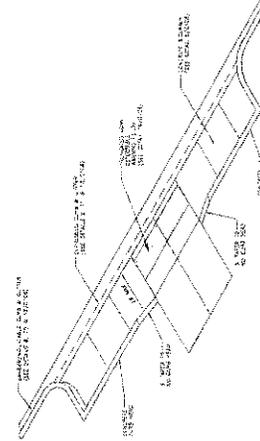
**24) ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD.**



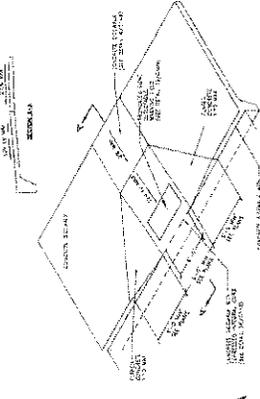
**25) ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD.**



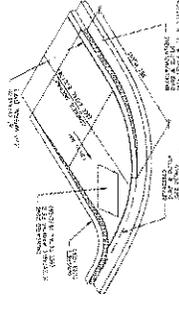
**26) ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD.**



**27) ACCESSIBILITY PATH DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD.**



**28) ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD.**



**29) ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD.**



project client: architects  
 FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION

PROJECT INFORMATION  
 FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION

8222 South 51st Street,  
 Franklin, WI 53132

CHANGE AND REVISIONS  
 CONSTRUCTION SET

REVISIONS  
 DATE DESCRIPTION



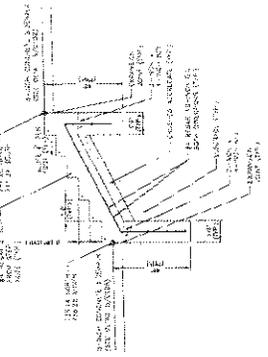
K&A ARCHITECTS, INC.  
 www.kandarchitects.com

PROJECT INFORMATION

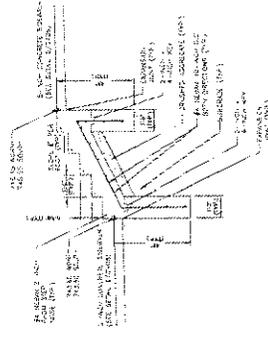
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 PROJECT NUMBER: 10100  
 DATE: JUNE 21, 2011

SITE DETAILS

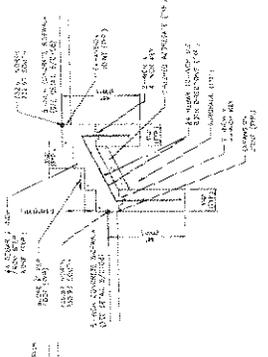
C110



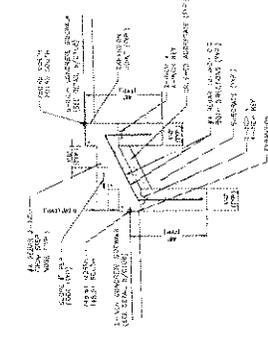
33 SECTION AT CONCRETE STAIR C-C



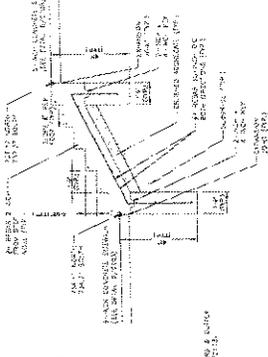
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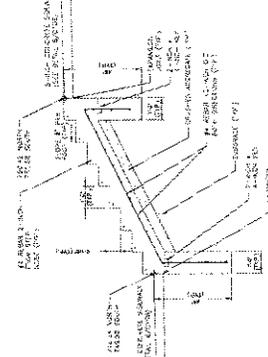
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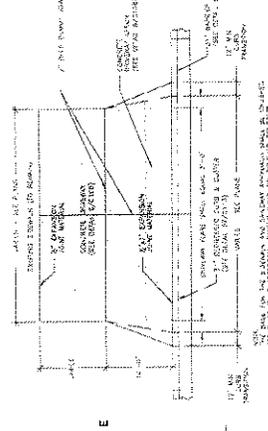
36 SECTION AT CONCRETE STAIR E-E



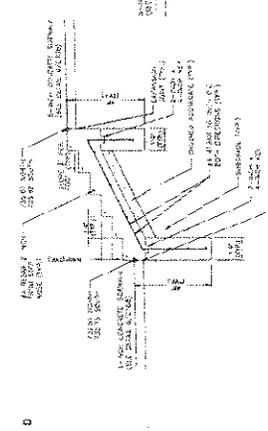
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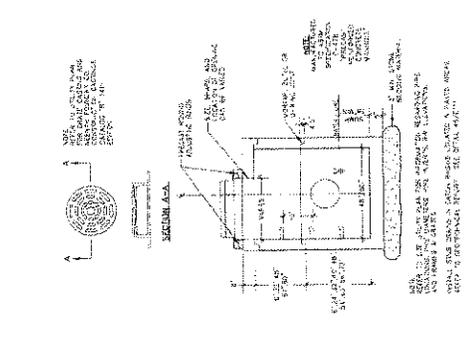
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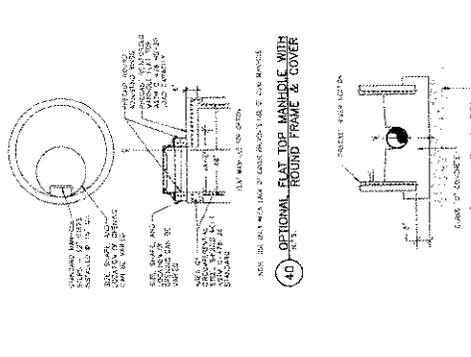
30 STANDARD CONCRETE DRIVEWAY



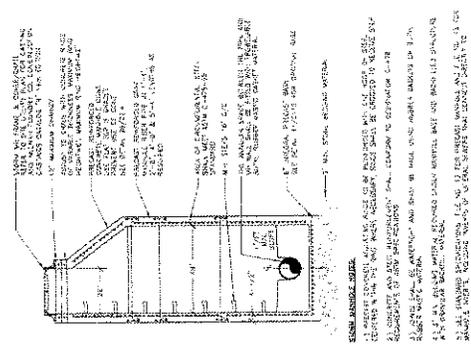
34 SECTION AT CONCRETE STAIR D-D



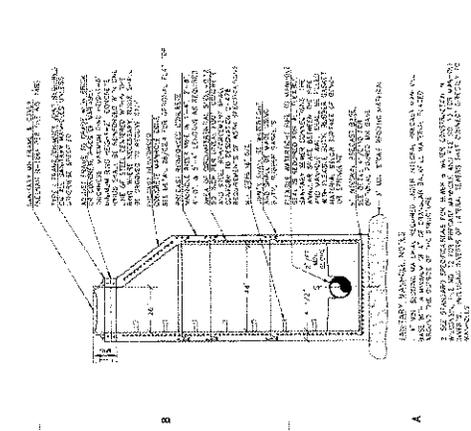
42 48-1/2 INCH/60 INCH DIAMETER STORM CATCH BASIN WITH ROUND FRAME & GRATE



41 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER



39 STORM MANHOLE DETAIL



38 SANITARY MANHOLE DETAIL





edstein urban - architects  
 1000 W. WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.EDSTEINURBAN.COM

PROJECT INFORMATION:  
**FRANKLIN HIGH  
 SCHOOL RENOVATIONS  
 AND ADDITION**

8222 South 51st Street,  
 Franklin, WI 53132

ISSUES ADDRESSED:  
**CONSTRUCTION SET**

REVISIONS

NO.	DATE	REVISION
1	10/15/10	REVISED
2	10/15/10	CONSTRUCTION SET



**K&L**  
 K&L ENGINEERS, INC.  
 1000 W. WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.K&LENG.COM

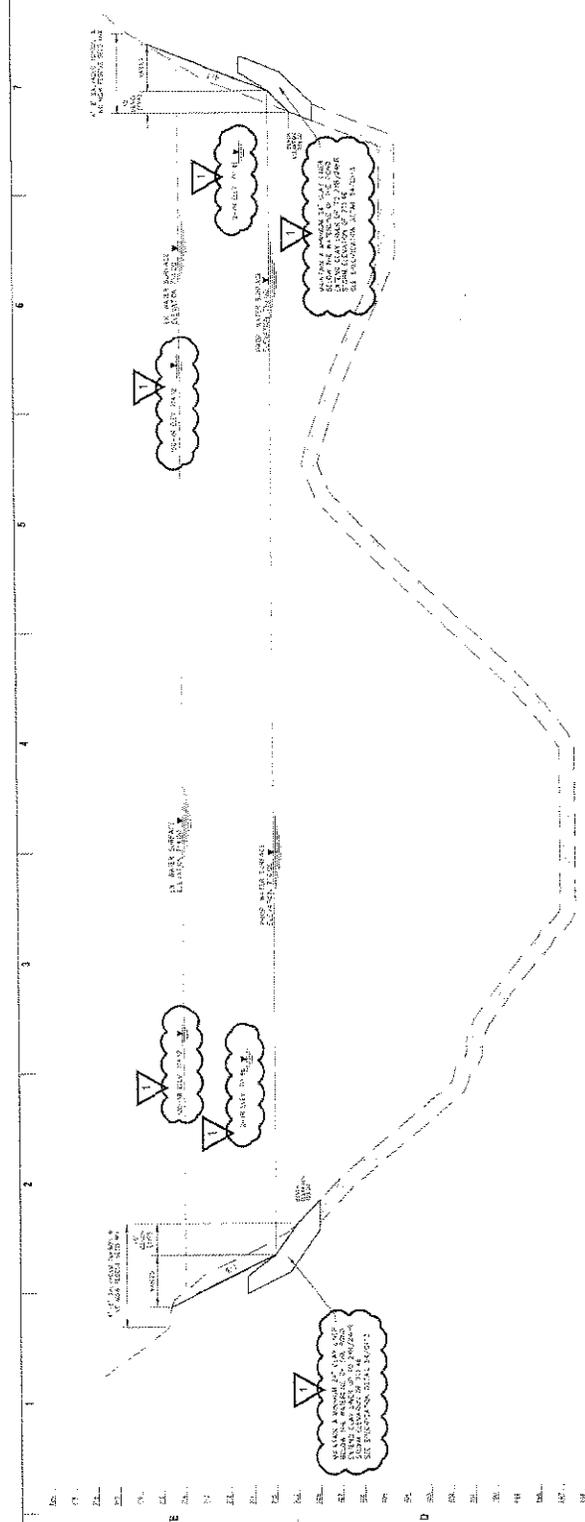
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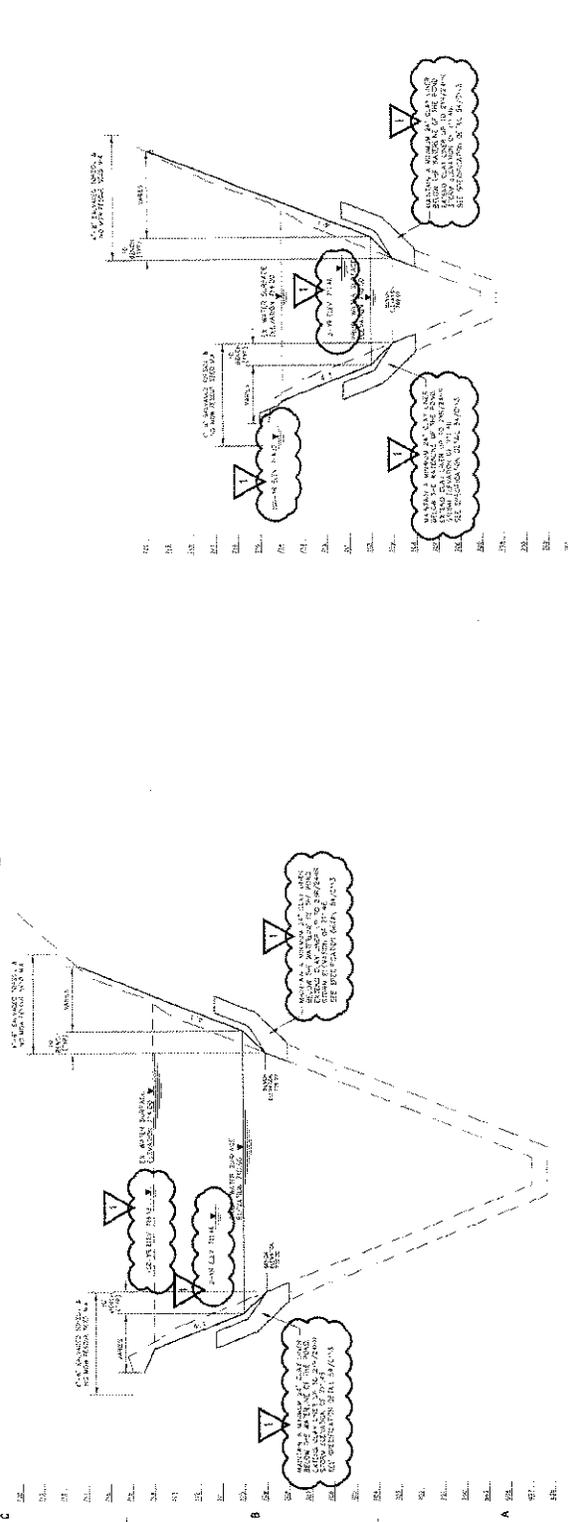
SITE DETAILS

**C112**

PROJECT NO. 1112



51 MODIFIED STORM WATER POND SECTION A-B



52 MODIFIED STORM WATER POND SECTION B-B

53 MODIFIED STORM WATER POND SECTION C-C



epstein urban architects  
 1000 W. WISCONSIN AVENUE  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.EUD.AA

PROJECT INFORMATION  
**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**

8222 South 51st Street,  
 Franklin, WI 53132

ISSUANCE INFORMATION  
**CONSTRUCTION SET**

REVISIONS

NO.	DATE	DESCRIPTION



K&A ASSOCIATES, INC.  
 1000 W. WISCONSIN AVENUE  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.K&A.AA

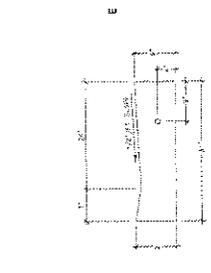
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SITE DETAILS

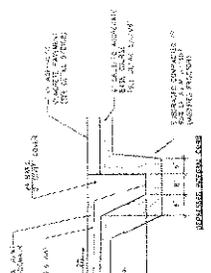
**C113**

**UNWEIGHTED CLAY LINER FOR BENTONITE FILL - IF ON-SITE MATERIALS ARE NOT AVAILABLE - TEST SOILS TO CONFIRM!**

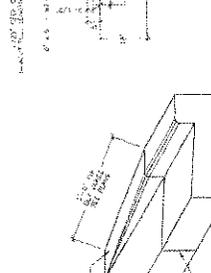
- A. **DESIGNER:**
  - 1. BASED ON THE ASSUMPTION OF A CLAY LINER ON THE BASIS OF THE DATA AS REPORTED ON THE PLANS AND ANY INFORMATION WITH THESE SHEETS TO THE CONTRACT DOCUMENTS.
  - 2. BASED ON THE ASSUMPTION OF A CLAY LINER ON THE BASIS OF THE DATA AS REPORTED ON THE PLANS AND ANY INFORMATION WITH THESE SHEETS TO THE CONTRACT DOCUMENTS.
  - 3. BASED ON THE ASSUMPTION OF A CLAY LINER ON THE BASIS OF THE DATA AS REPORTED ON THE PLANS AND ANY INFORMATION WITH THESE SHEETS TO THE CONTRACT DOCUMENTS.
  - 4. BASED ON THE ASSUMPTION OF A CLAY LINER ON THE BASIS OF THE DATA AS REPORTED ON THE PLANS AND ANY INFORMATION WITH THESE SHEETS TO THE CONTRACT DOCUMENTS.
- B. **INSTALLER:**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
  - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
  - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
- C. **INSPECTION:**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
  - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
  - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
- D. **NOTES:**
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
  - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.
  - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR.



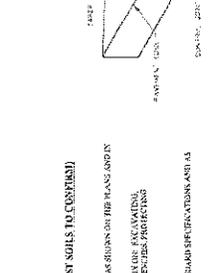
56 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB



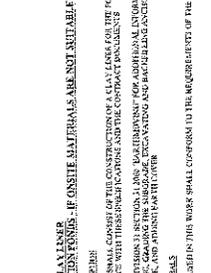
57 CITY OF FRANKLIN'S MEDICAL-FACE CITY OF CONCRETE CURB & GUTTER



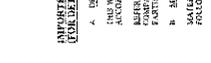
58 6TH X 8TH CONCRETE CURB HEAD



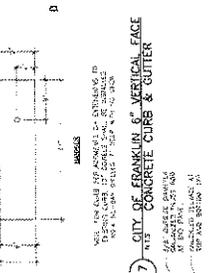
60 6" HIGH CHAIN LINK FENCE DETAIL



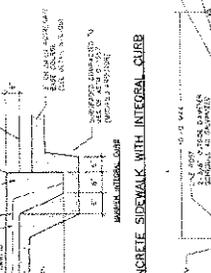
61 72-INCH STORM OUTFALL STRUCTURE



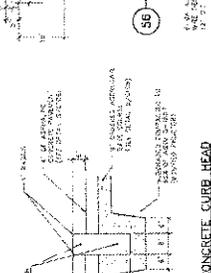
55 2'-0" HIGH CONCRETE SPEED BUMP



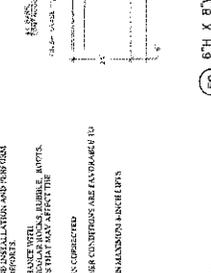
62 TRENCH DRAIN



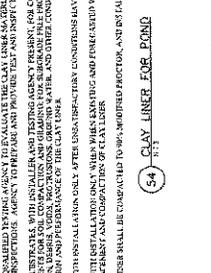
61 72-INCH STORM OUTFALL STRUCTURE



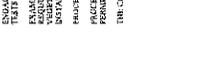
58 6TH X 8TH CONCRETE CURB HEAD



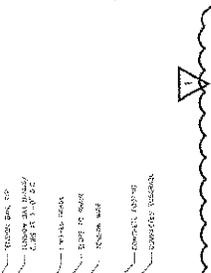
60 6" HIGH CHAIN LINK FENCE DETAIL



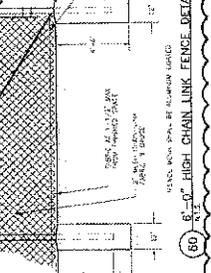
61 72-INCH STORM OUTFALL STRUCTURE



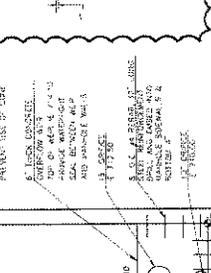
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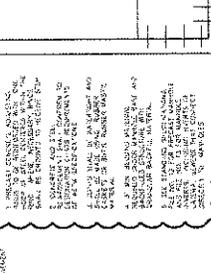
56 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB



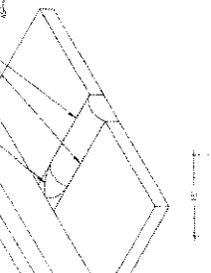
57 CITY OF FRANKLIN'S MEDICAL-FACE CITY OF CONCRETE CURB & GUTTER



58 6TH X 8TH CONCRETE CURB HEAD



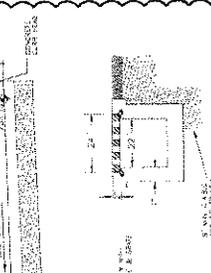
60 6" HIGH CHAIN LINK FENCE DETAIL



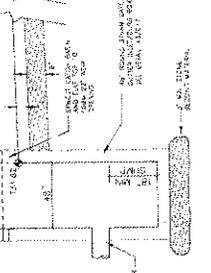
61 72-INCH STORM OUTFALL STRUCTURE



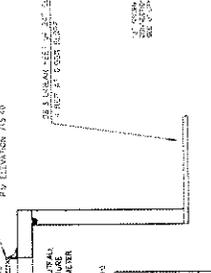
55 2'-0" HIGH CONCRETE SPEED BUMP



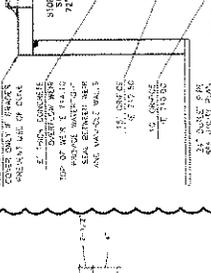
62 TRENCH DRAIN



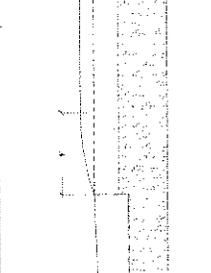
61 72-INCH STORM OUTFALL STRUCTURE



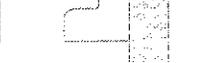
58 6TH X 8TH CONCRETE CURB HEAD



60 6" HIGH CHAIN LINK FENCE DETAIL



61 72-INCH STORM OUTFALL STRUCTURE



55 2'-0" HIGH CONCRETE SPEED BUMP



eppstein uhlen + architects  
 1100 EAST WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53212  
 TEL: 414.224.4400  
 FAX: 414.224.4401  
 WWW.EUD.AA

PROJECT INFORMATION  
**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**

8222 South 51st Street,  
 Franklin, WI 53132

ISSUANCE AND REVISIONS  
**CONSTRUCTION SET**

REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/13	ISSUANCE
2	08/20/13	CONSTRUCTION SET



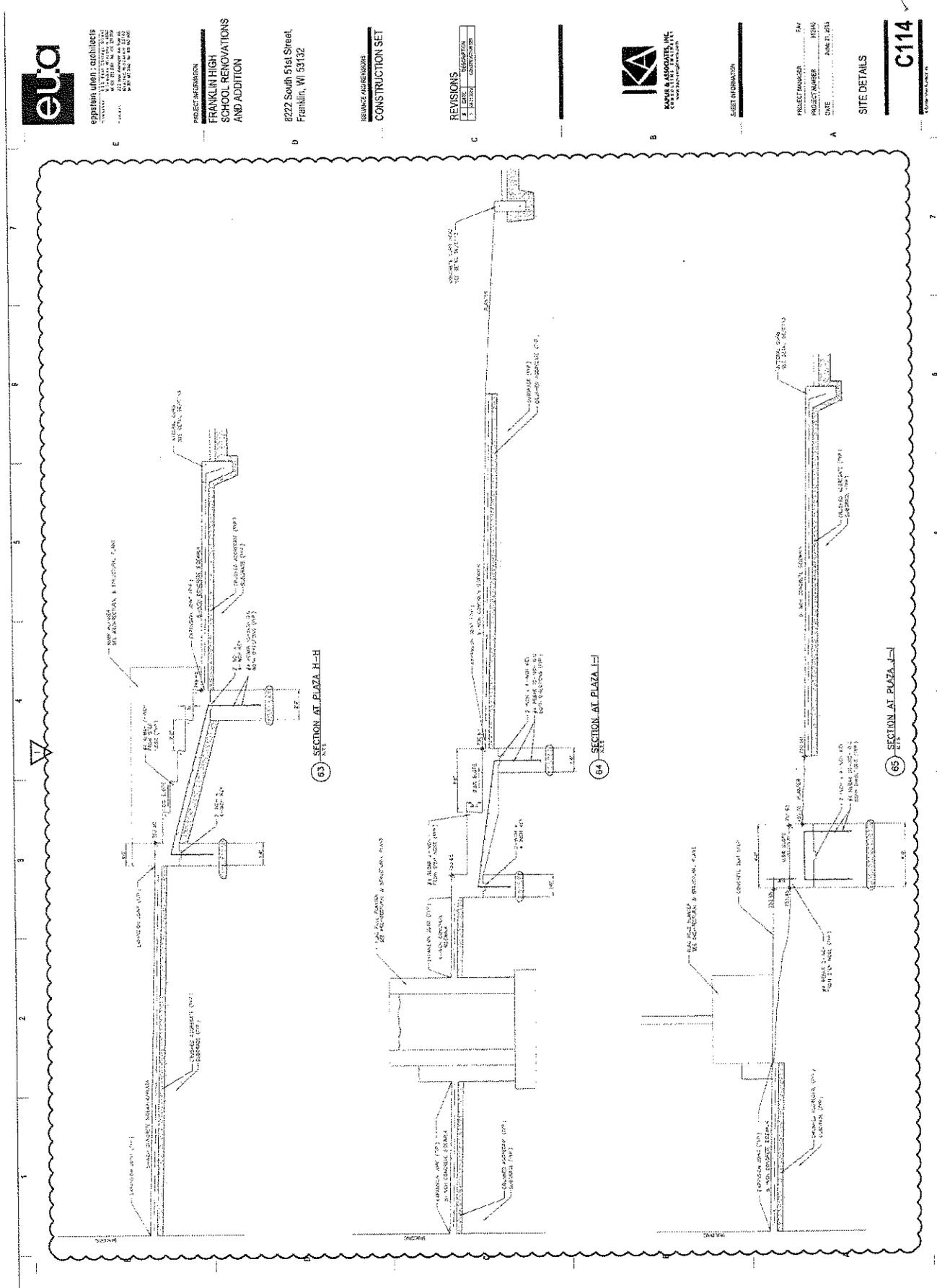
K&A  
 K&A ARCHITECTURAL INC.  
 1000 WEST WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53212  
 TEL: 414.224.4400  
 FAX: 414.224.4401  
 WWW.K&A.AA

EJECT INFORMATION

PROJECT MANAGER: JAW  
 ARCHITECT: JAW  
 DATE: JAN 27, 2014

SITE DETAILS

**C114**





epstein uhlen architects  
 1711 W. WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1111  
 FAX: 414.224.1112  
 WWW.EUDARCHITECTS.COM

**PROJECT INFORMATION**  
 FRANKLIN HIGH  
 SCHOOL RENOVATIONS  
 AND ADDITION

8222 South 51st Street,  
 Franklin, WI 53132

**ISSUES FOR REVISIONS**  
 CONSTRUCTION SET

**REVISIONS**  
 1. LABEL REVISIONS



**K&A**  
 KAPPA ASSOCIATES, INC.  
 1000 W. WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53233  
 WWW.KAPPAASSOCIATES.COM

**SHEET INFORMATION**

PROJECT MANAGER: BAY  
 PROJECT NUMBER: 10442  
 DATE: JUNE 7, 2012

**OVERALL SITE  
 LANDSCAPE PLAN**

**L100**

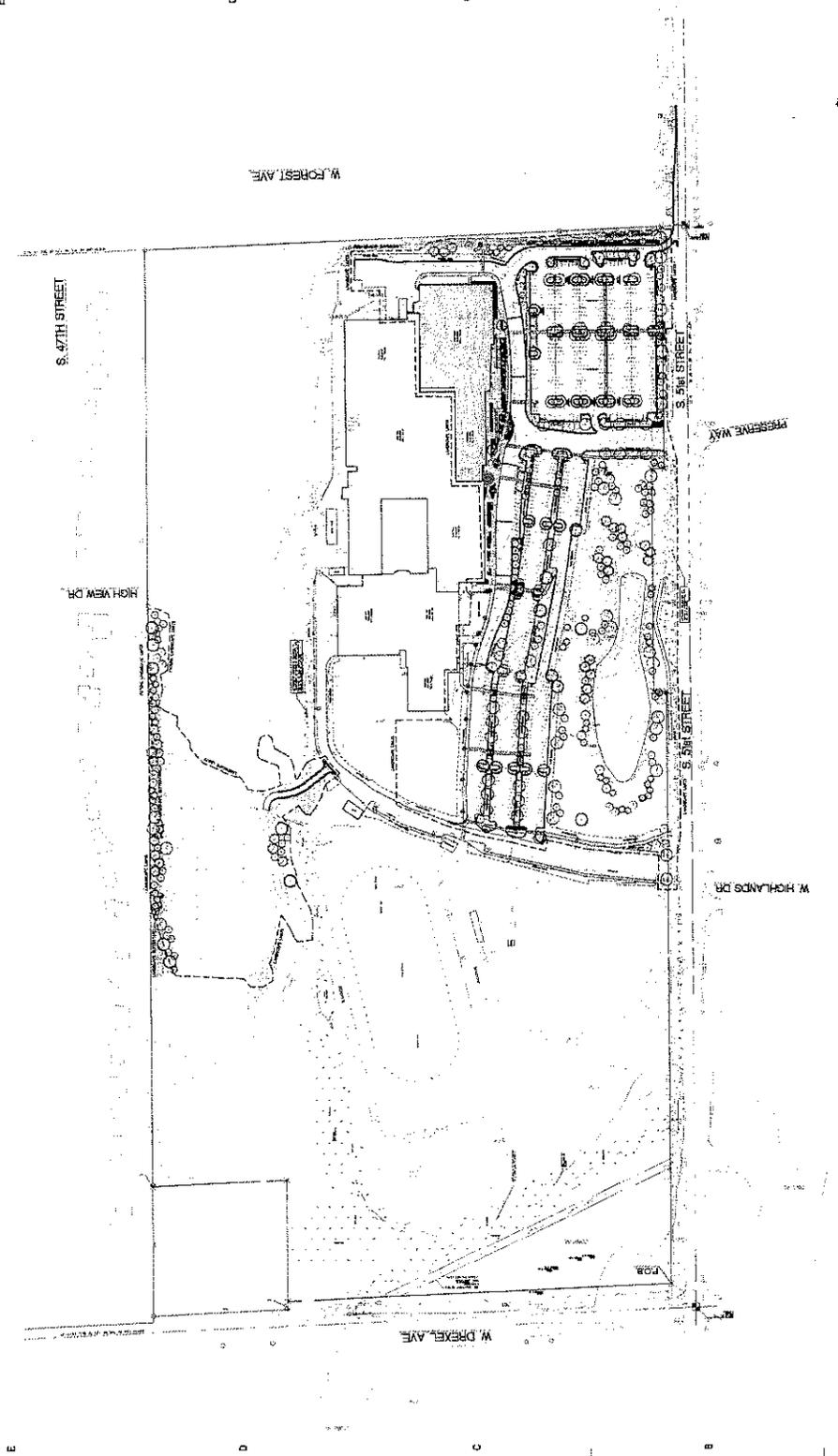
DATE PLOTTED: 6/11/12



Scale: 1" = 20'  
 1" = 100'



**DIGERS OUTLINE**  
 2011 Street (800) 242-8811  
 Milwaukee Area (414) 289-1181  
 Hearing Impaired (414) 289-2288  
 www.digersoutline.com



1 2 3 4 5 6 7

8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



opastan client: architects  
 10000 W. 100th Ave.  
 Golden, CO 80231  
 303.440.4444  
 www.opastan.com

PROJECT INFORMATION  
 FRANKLIN HIGH  
 SCHOOL RENOVATIONS  
 AND ADDITION

8222 South 51st Street,  
 Franklin, WI 53132

SWANSON/BERKOWS  
 CONSTRUCTION SET

REVISIONS

1	LAKE	REVISION
2	LAKE	REVISION

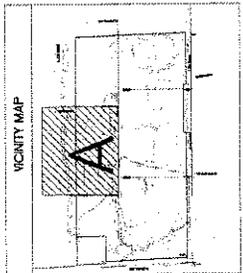


KA  
 KAPPA & ASSOCIATES, INC.  
 10000 W. 100th Ave.  
 Golden, CO 80231  
 303.440.4444  
 www.kappa.com

DATE INFORMATION

PROJECT MANAGER: BK  
 PROJECT NUMBER: 10000  
 DATE: JUNE 21, 2011

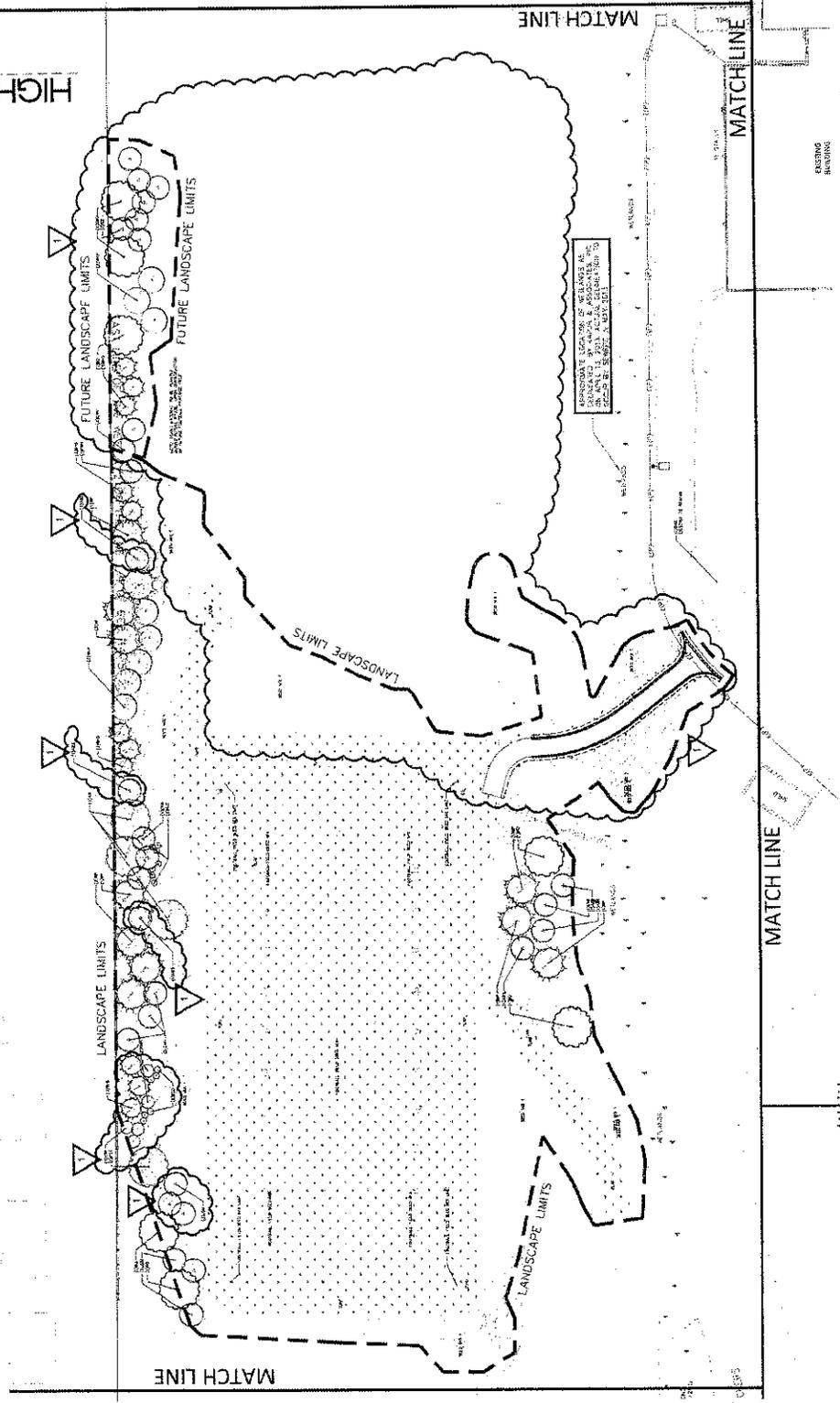
SITE LANDSCAPE  
 PLAN  
**L101A**



Scale: 1" = 30'

**DIGGERS HOTLINE**  
 Toll Free (800) 242-2871  
 Mailing Inquiries TDD (800) 542-2289  
 www.DiggersHotline.com

HIGH VIEW DR.



EXISTING BUILDING



epstein ahern architects  
 222 EAST WISCONSIN AVENUE  
 SUITE 200 MILWAUKEE, WI 53212  
 TEL: 414.224.2200  
 FAX: 414.224.2201  
 WWW.EAHLA.COM

PROJECT INFORMATION  
**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**

8222 South 51st Street,  
 Franklin, WI 53132

ISSUE AND REVISIONS  
**CONSTRUCTION SET**

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUE FOR CONSTRUCTION



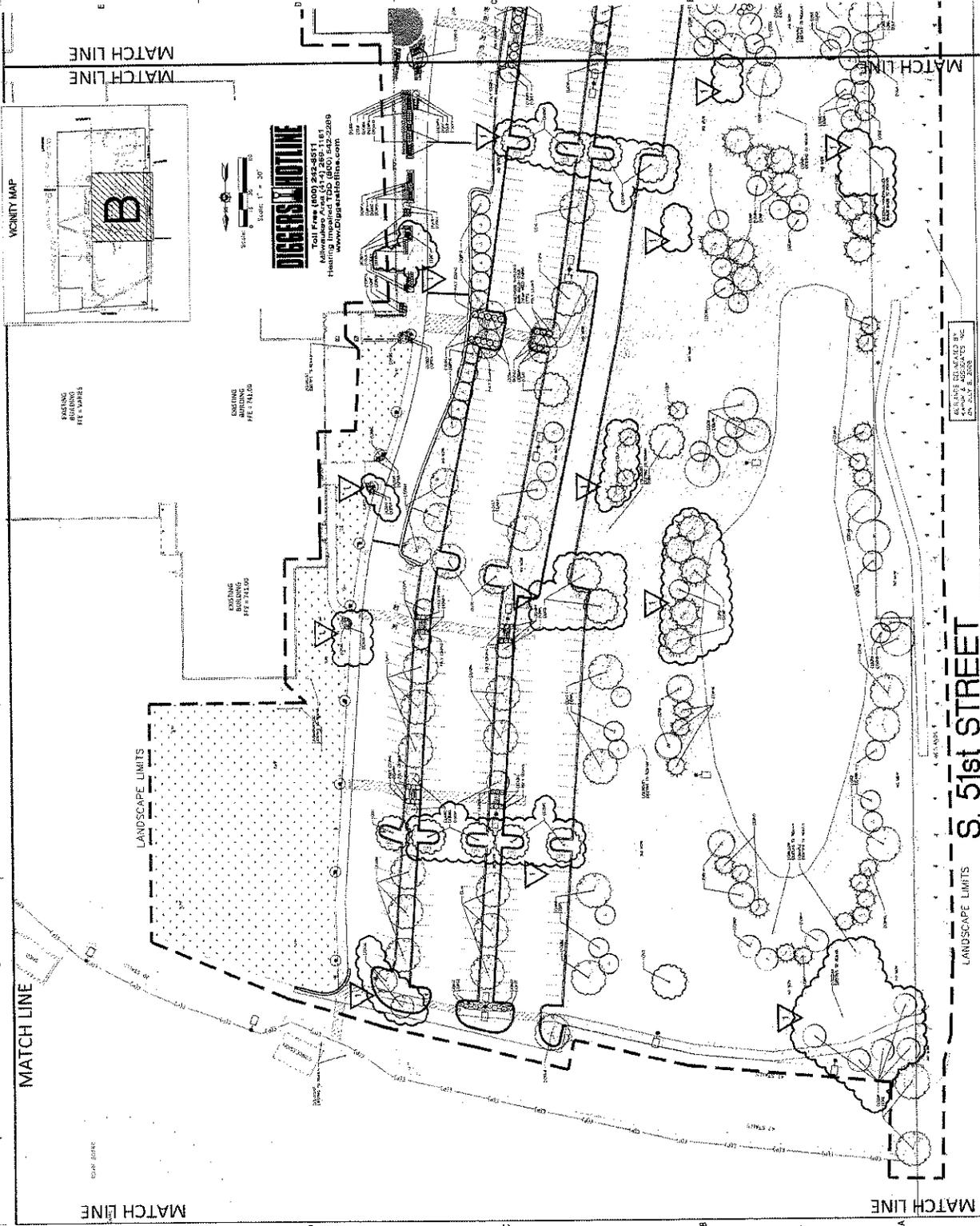
KA  
 KAYE AND ASSOCIATES  
 LANDSCAPE ARCHITECTS

SHEET INFORMATION

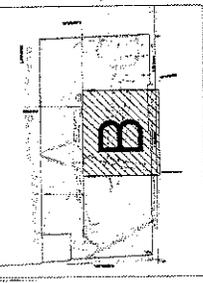
PROJECT NAME: SW  
 PROJECT NUMBER: 1010  
 DATE: JAN 21 2011

SITE LANDSCAPE PLAN

**L101B**



VICINITY MAP



**DIGGERSLINE**  
 Tool Free (800) 242-4811  
 MILWAUKEE, WI 53132  
 HEARING IMPAIRED TDD (800) 242-2888  
 WWW.DIGGERSLINE.COM

ALL LINES GENERATED BY  
 4-INCH X 8-INCH LAYOUT  
 1/4" = 1' SCALE

**S. 51st STREET**





epstein | urban | architects  
 1000 W. WISCONSIN AVENUE, SUITE 100  
 MILWAUKEE, WISCONSIN 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.EUDARCHITECTS.COM

PROJECT INFORMATION  
**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**

8222 South 51st Street,  
 Franklin, WI 53132

SCALISE AND BERGLUND  
**CONSTRUCTION SET**

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/10	CONSTRUCTION SET



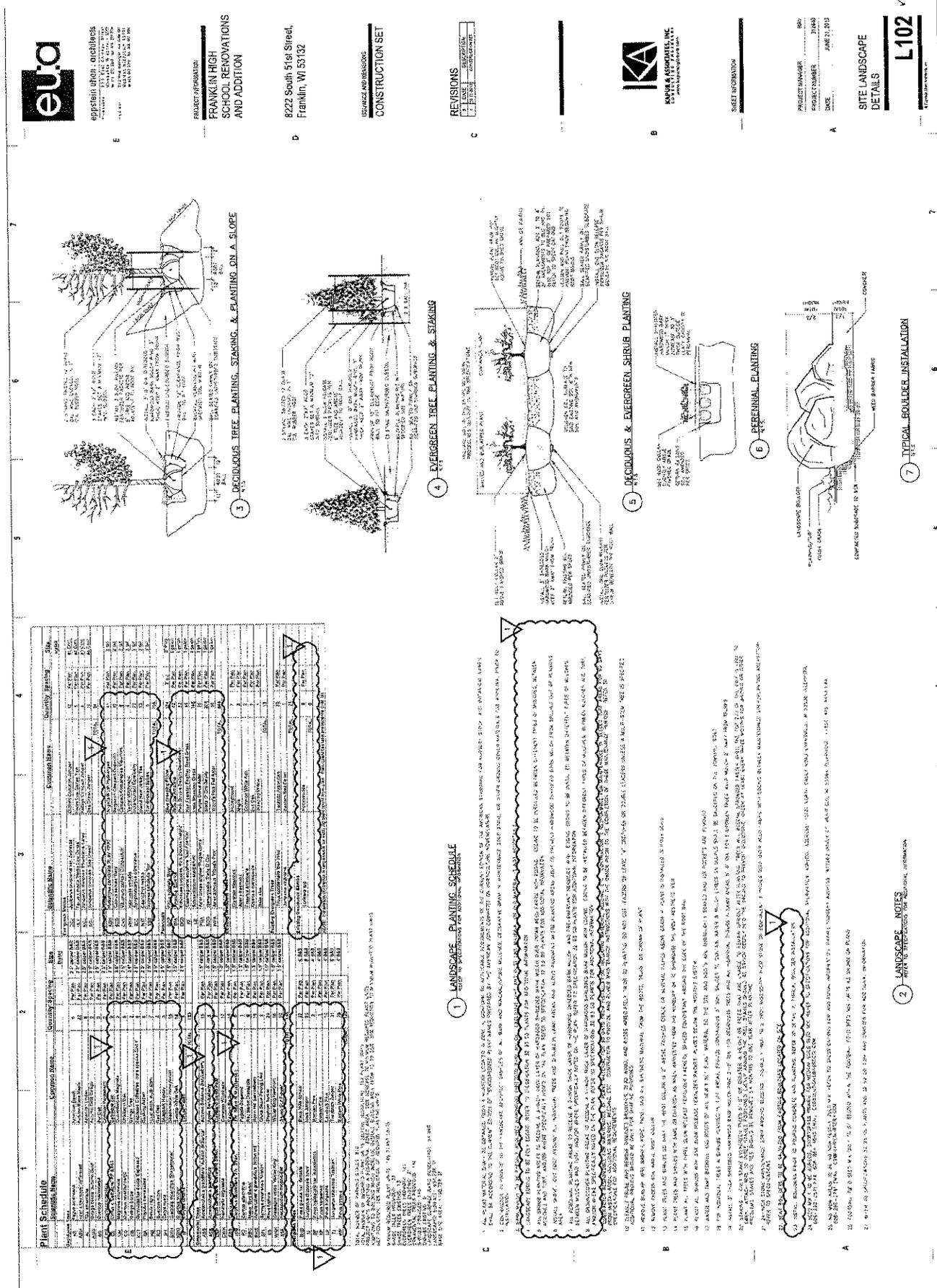
SCALISE AND BERGLUND  
 ARCHITECTS  
 1000 W. WISCONSIN AVENUE, SUITE 100  
 MILWAUKEE, WISCONSIN 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW.SCALISEANDBERGLUND.COM

SCALISE AND BERGLUND  
**CONSTRUCTION SET**

PROJECT MANAGER: BAY  
 PROJECT NUMBER: 10000  
 DATE: JUNE 21, 2010

**SITE LANDSCAPE DETAILS**

**L102**



**Plant Schedule**

Plant	Quantity	Notes
1. 12" DBH DECIDUOUS TREE	10	SEE NOTES FOR SPECIFICATIONS
2. 12" DBH EVERGREEN TREE	5	SEE NOTES FOR SPECIFICATIONS
3. 12" DBH SHRUB	20	SEE NOTES FOR SPECIFICATIONS
4. PERENNIAL PLANTING	10	SEE NOTES FOR SPECIFICATIONS
5. TYPICAL BOULDER INSTALLATION	10	SEE NOTES FOR SPECIFICATIONS

**1. LANDSCAPE PLANTING SCHEDULE**  
 REFER TO THE NOTES FOR ADDITIONAL INFORMATION

**2. LANDSCAPE NOTES**  
 REFER TO THE NOTES FOR ADDITIONAL INFORMATION

**3. DECIDUOUS TREE PLANTING & STAKING ON A SLOPE**  
 SEE NOTES FOR ADDITIONAL INFORMATION

**4. EVERGREEN TREE PLANTING & STAKING**  
 SEE NOTES FOR ADDITIONAL INFORMATION

**5. DECIDUOUS & EVERGREEN SHRUB PLANTING**  
 SEE NOTES FOR ADDITIONAL INFORMATION

**6. PERENNIAL PLANTING**  
 SEE NOTES FOR ADDITIONAL INFORMATION

**7. TYPICAL BOULDER INSTALLATION**  
 SEE NOTES FOR ADDITIONAL INFORMATION



epstein shen architects  
 111 EAST WISCONSIN STREET  
 MILWAUKEE, WI 53202  
 TEL: 414.224.2200  
 FAX: 414.224.2201  
 WWW.EPSTEINSHEN.COM

PROJECT INFORMATION

FRANKLIN HIGH  
 SCHOOL RENOVATIONS  
 AND ADDITION

8227 South 51st Street,  
 Franklin, WI 53132

SOURCE AND REVISIONS  
 CONSTRUCTION SET

REVISIONS



K&A ASSOCIATES, INC.  
 111 EAST WISCONSIN STREET  
 MILWAUKEE, WI 53202  
 TEL: 414.224.2200  
 FAX: 414.224.2201  
 WWW.KANDASSOCIATES.COM

SHEET INFORMATION

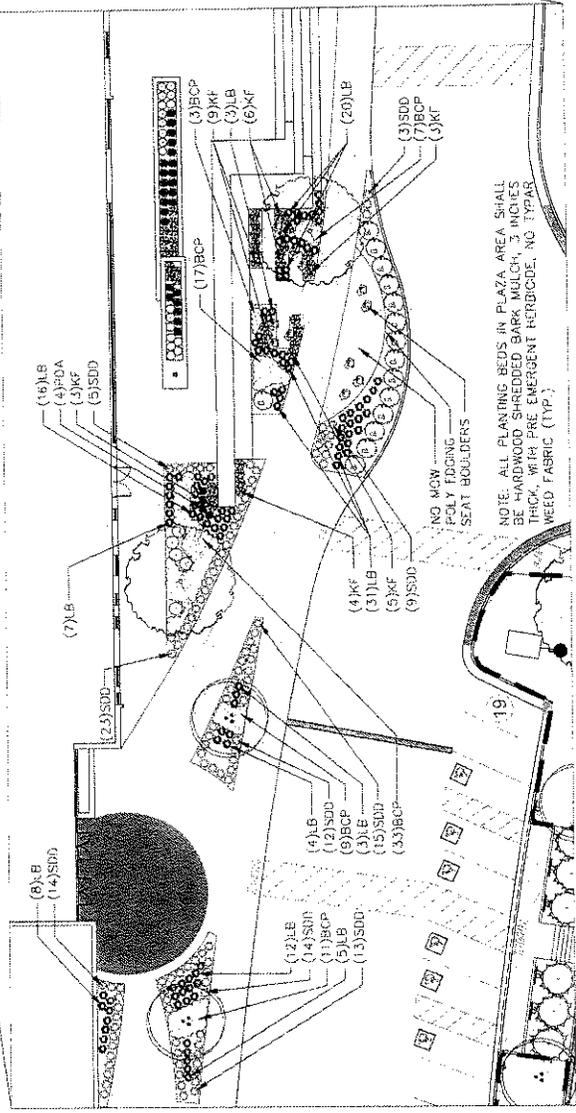
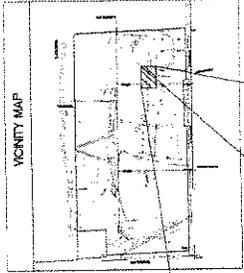
PROJECT MANAGER: J. ZANG  
 PROJECT NUMBER: 2008-01  
 DATE: 04/21/09



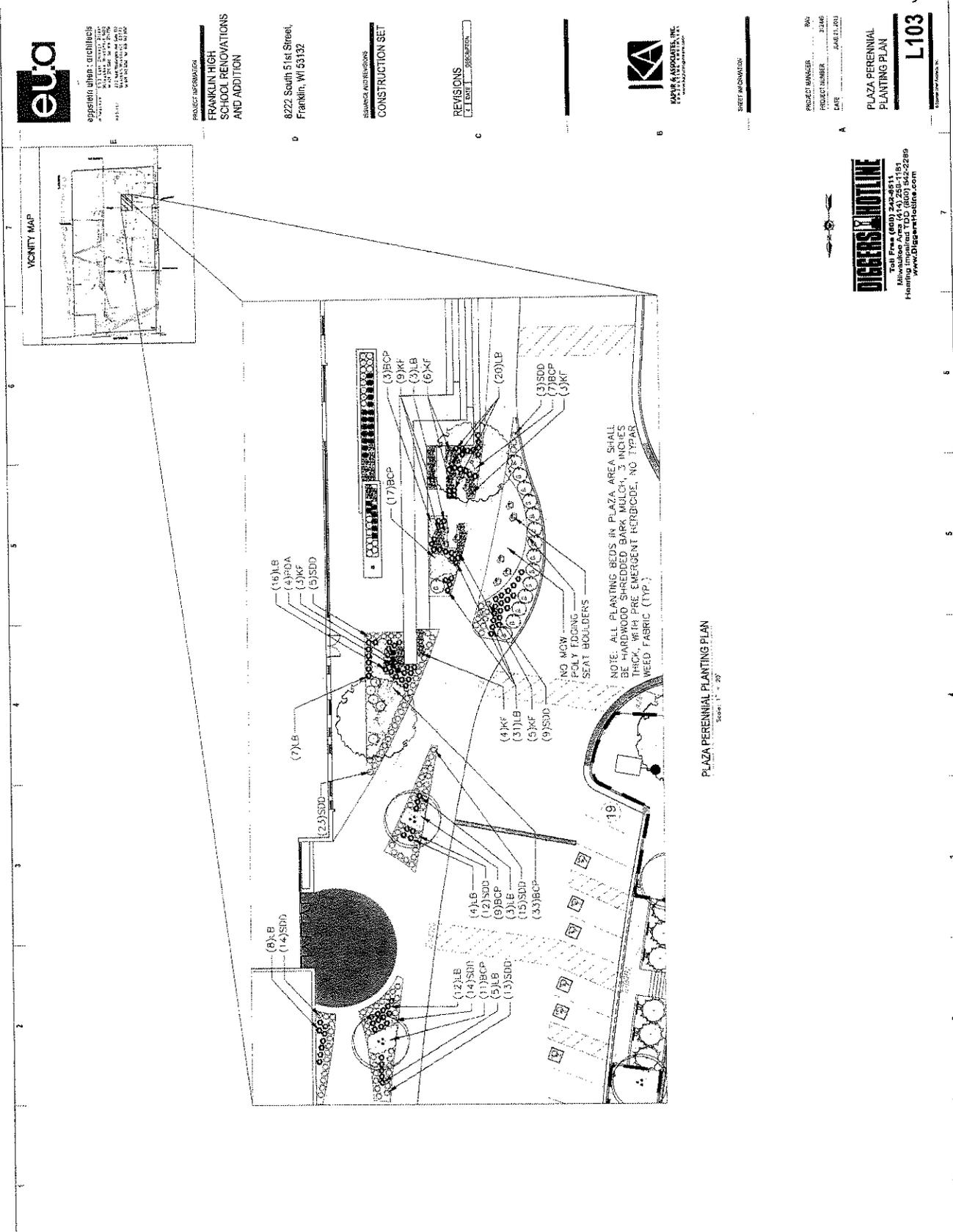
Toll Free (800) 249-8811  
 Milwaukee (414) 249-8811  
 Houston (713) 249-8811  
 Portland (503) 249-8811  
 www.DigestiveHotline.com

PLAZA PERENNIAL  
 PLANTING PLAN

L103

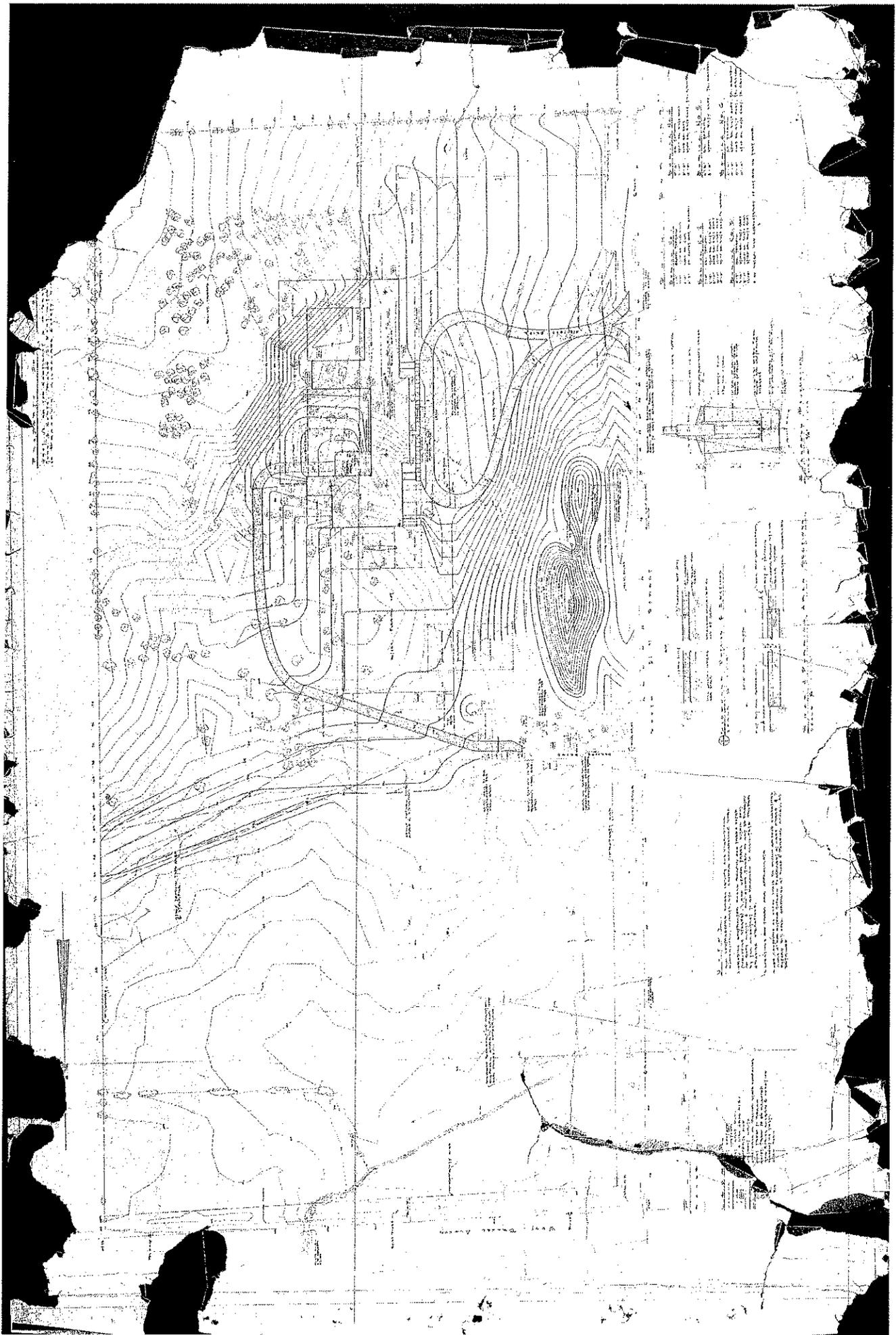


PLAZA PERENNIAL PLANTING PLAN  
 Scale: 1" = 20'



**Attachment B: Past Grading Plans**

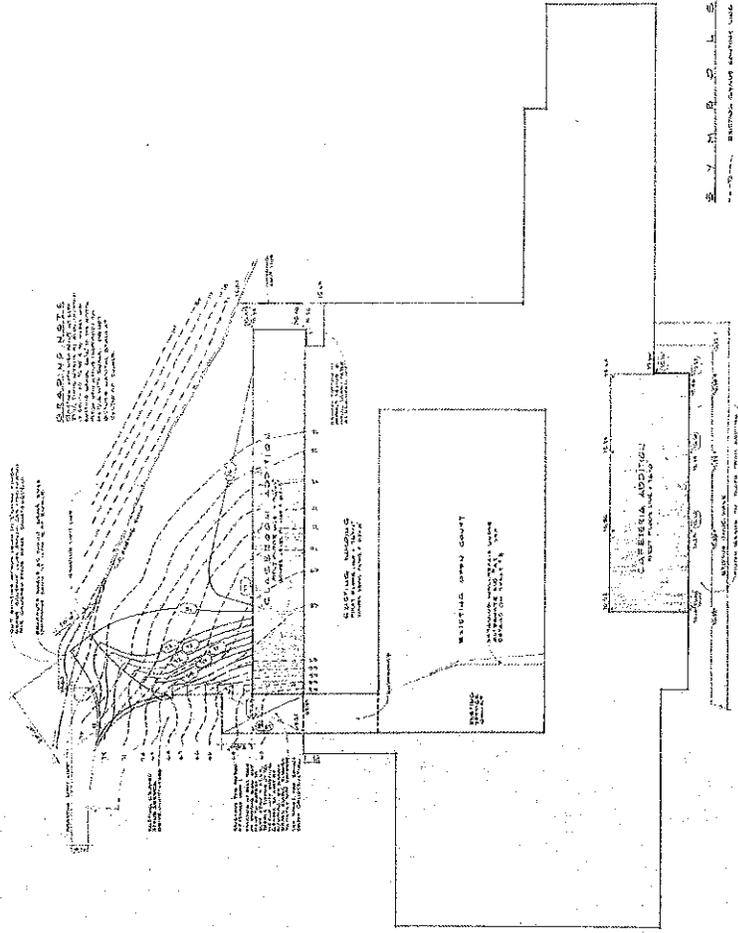
**(Dated: 1961, 1963, 1968, 1970, 1974, 1995, 1998)**





SECOND ADDITION  
FRANKLIN HIGH SCHOOL

FIRST ADDITION  
PLEASANT VIEW ELEMENTARY SCHOOL



SEYMOUR  
 - 1/4" = 10' (PLAN)  
 - 1/8" = 10' (SECTION)  
 - 1/16" = 10' (ELEVATION)  
 - 1/32" = 10' (PROFILES)

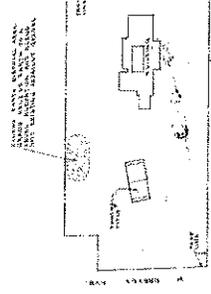
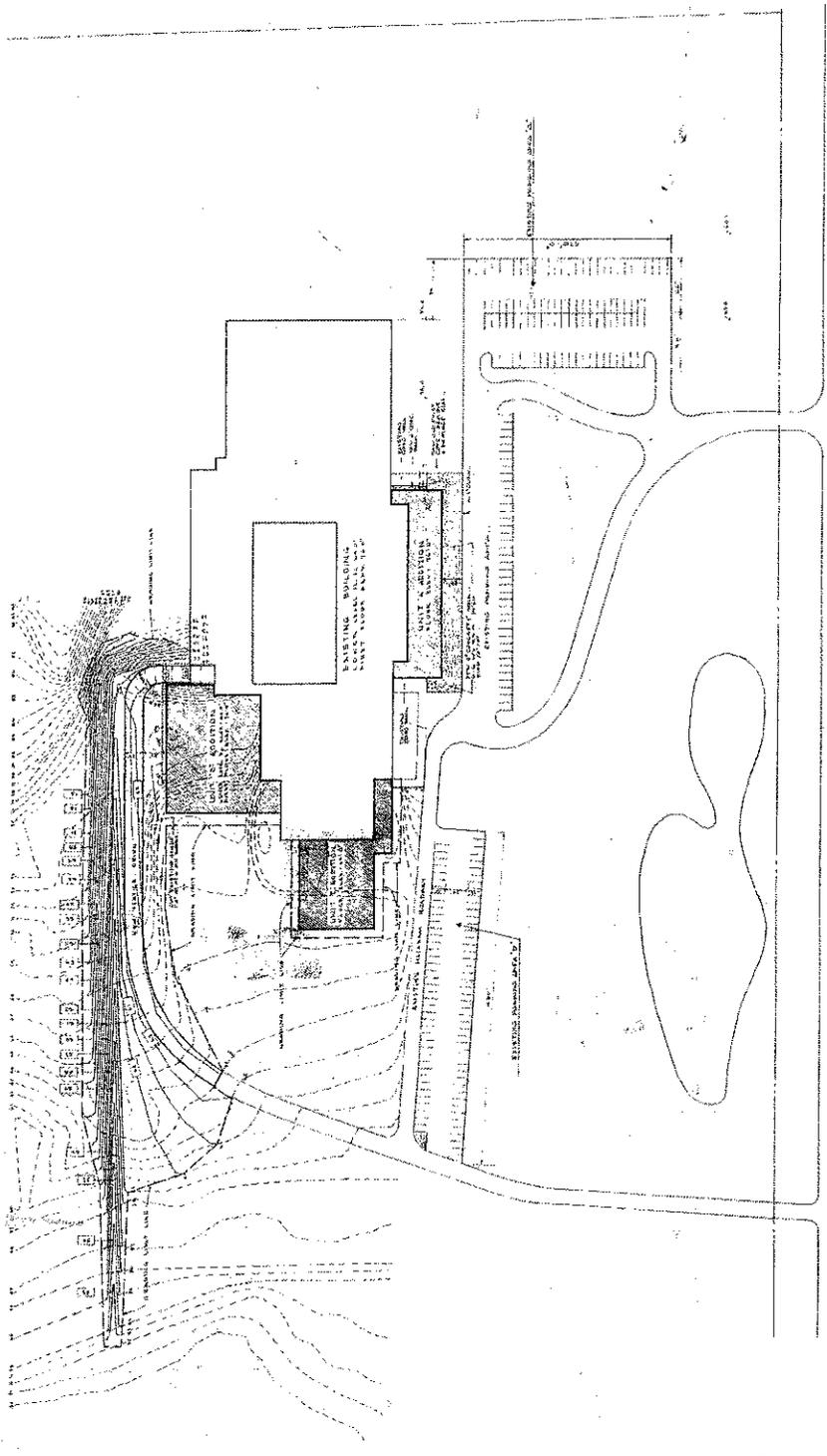
SCHOOL DISTRICT NO. 5  
CITY OF FRANKLIN  
MILWAUKEE COUNTY, WIS.

NO.	DESCRIPTION	QUANTITY	UNIT	AMOUNT
1	GRASS	1000	SQ. YD.	1000
2	GRAVEL	500	CY	500
3	CONCRETE	100	CY	100
4	STEEL	100	LB.	100
5	PAINT	100	GA.	100
6	BRICK	100	1000	100
7	GLASS	100	SQ. FT.	100
8	ROOFING	100	SQ. FT.	100
9	MECHANICAL	100	HR.	100
10	ELECTRICAL	100	HR.	100
11	PLUMBING	100	HR.	100
12	PAINTING	100	HR.	100
13	LANDSCAPING	100	HR.	100
14	CONCRETE	100	CY	100
15	STEEL	100	LB.	100
16	PAINT	100	GA.	100
17	BRICK	100	1000	100
18	GLASS	100	SQ. FT.	100
19	ROOFING	100	SQ. FT.	100
20	MECHANICAL	100	HR.	100
21	ELECTRICAL	100	HR.	100
22	PLUMBING	100	HR.	100
23	PAINTING	100	HR.	100
24	LANDSCAPING	100	HR.	100
25	CONCRETE	100	CY	100
26	STEEL	100	LB.	100
27	PAINT	100	GA.	100
28	BRICK	100	1000	100
29	GLASS	100	SQ. FT.	100
30	ROOFING	100	SQ. FT.	100
31	MECHANICAL	100	HR.	100
32	ELECTRICAL	100	HR.	100
33	PLUMBING	100	HR.	100
34	PAINTING	100	HR.	100
35	LANDSCAPING	100	HR.	100
36	CONCRETE	100	CY	100
37	STEEL	100	LB.	100
38	PAINT	100	GA.	100
39	BRICK	100	1000	100
40	GLASS	100	SQ. FT.	100
41	ROOFING	100	SQ. FT.	100
42	MECHANICAL	100	HR.	100
43	ELECTRICAL	100	HR.	100
44	PLUMBING	100	HR.	100
45	PAINTING	100	HR.	100
46	LANDSCAPING	100	HR.	100
47	CONCRETE	100	CY	100
48	STEEL	100	LB.	100
49	PAINT	100	GA.	100
50	BRICK	100	1000	100
51	GLASS	100	SQ. FT.	100
52	ROOFING	100	SQ. FT.	100
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54	ELECTRICAL	100	HR.	100
55	PLUMBING	100	HR.	100
56	PAINTING	100	HR.	100
57	LANDSCAPING	100	HR.	100
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59	STEEL	100	LB.	100
60	PAINT	100	GA.	100
61	BRICK	100	1000	100
62	GLASS	100	SQ. FT.	100
63	ROOFING	100	SQ. FT.	100
64	MECHANICAL	100	HR.	100
65	ELECTRICAL	100	HR.	100
66	PLUMBING	100	HR.	100
67	PAINTING	100	HR.	100
68	LANDSCAPING	100	HR.	100
69	CONCRETE	100	CY	100
70	STEEL	100	LB.	100
71	PAINT	100	GA.	100
72	BRICK	100	1000	100
73	GLASS	100	SQ. FT.	100
74	ROOFING	100	SQ. FT.	100
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76	ELECTRICAL	100	HR.	100
77	PLUMBING	100	HR.	100
78	PAINTING	100	HR.	100
79	LANDSCAPING	100	HR.	100
80	CONCRETE	100	CY	100
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82	PAINT	100	GA.	100
83	BRICK	100	1000	100
84	GLASS	100	SQ. FT.	100
85	ROOFING	100	SQ. FT.	100
86	MECHANICAL	100	HR.	100
87	ELECTRICAL	100	HR.	100
88	PLUMBING	100	HR.	100
89	PAINTING	100	HR.	100
90	LANDSCAPING	100	HR.	100
91	CONCRETE	100	CY	100
92	STEEL	100	LB.	100
93	PAINT	100	GA.	100
94	BRICK	100	1000	100
95	GLASS	100	SQ. FT.	100
96	ROOFING	100	SQ. FT.	100
97	MECHANICAL	100	HR.	100
98	ELECTRICAL	100	HR.	100
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100	PAINTING	100	HR.	100

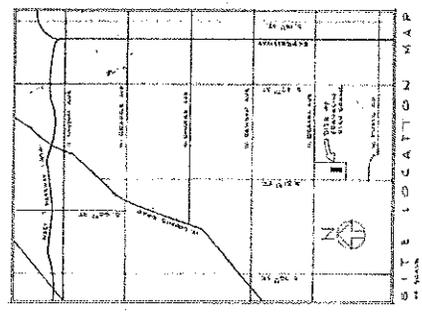
**B A** *Boswell Associates*  
 ARCHITECTS  
 MORELAND PLAZA BUILDING  
 331 WEST MORELAND BOULEVARD  
 WAUKESHA, WISCONSIN  
 PHONE LIBERTY 2-1891







GENERAL PLAN OF DISTRICT NO. 5  
 SCALE 1" = 50'



SITE PLAN  
 FIELD PLAN

**FOURTH ADDITION  
 FRANKLIN HIGH SCHOOL  
 SCHOOL DISTRICT NO. 5**

8222 SOUTH 51<sup>ST</sup> STREET  
 FRANKLIN, WISCONSIN 53132



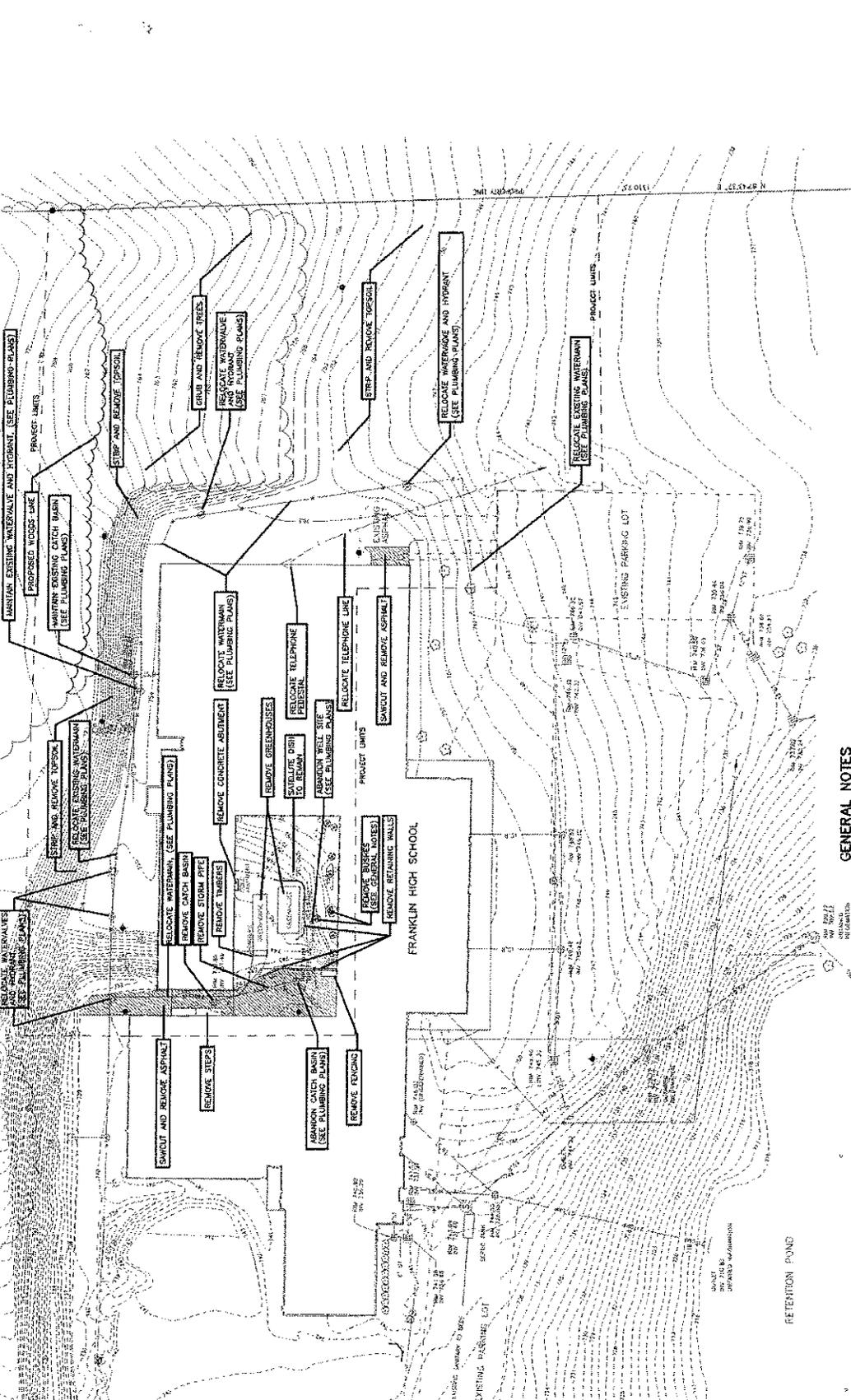
STANDARD CONTRACT  
 FOR ARCHITECTS  
 1935 EDITION  
 REVISED 1957 EDITION

*Boswell Associates*  
 ARCHITECTS  
 MORELAND PLAZA BUILDING  
 211 WEST MORELAND BOULEVARD  
 WAUWATOSA, WISCONSIN  
 PHONE 342-8888





<b>BRAY ASSOCIATES ARCHITECTS</b> 101 W. State Street Milwaukee, WI 53233-1000 TEL: (414) 224-1200 FAX: (414) 224-1201	<b>FRANKLIN HIGH SCHOOL</b> FRANKLIN WISCONSIN	PROJECT NO. <b>2204H</b> SCHOOL DISTRICT OF FRANKLIN	SHEET NO. <b>C-1</b>
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**GENERAL NOTES**

1. EXISTING PROJECT RECORDS & RECORDS SHALL BE MADE BY DATE OF DEMOLITION.
2. OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE PROJECT MANUAL AND THE LOCAL AUTHORITIES.
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10. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE PROJECT MANUAL AND THE LOCAL AUTHORITIES.

**UNDERGROUND UTILITIES**

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

**BRAY ASSOCIATES ARCHITECTS**

**R.H. RETLER & ASSOCIATES, INC.**

SCALE 1" = 40'

**C-1**

**DEMOLITION PLAN**

SCALE 1" = 40'

**LEGEND**

- 1. EXISTING PROJECT RECORDS & RECORDS
- 2. OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 3. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE PROJECT MANUAL AND THE LOCAL AUTHORITIES.
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- 9. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE PROJECT MANUAL AND THE LOCAL AUTHORITIES.
- 10. ALL DEMOLITION WORK SHALL BE ACCORDING TO THE PROJECT MANUAL AND THE LOCAL AUTHORITIES.



**Attachment C: Steep Slopes Exhibit Map**



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 oppo...  
 oppo...  
 oppo...

**PROJECT INFORMATION**

**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**  
 8222 S. 51st STREET  
 Franklin, WI 53132  
**FRANKLIN PUBLIC SCHOOL DISTRICT**  
 8225 W. Forest Hill Ave.  
 Franklin, WI 53132

NE 1/4 S14 T5N R21E

**ISSUANCE AND REVISIONS**

**NATURAL RESOURCE PROTECTION PLAN SUBMITTAL**

**REVISIONS**

1	ISSUANCE
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS



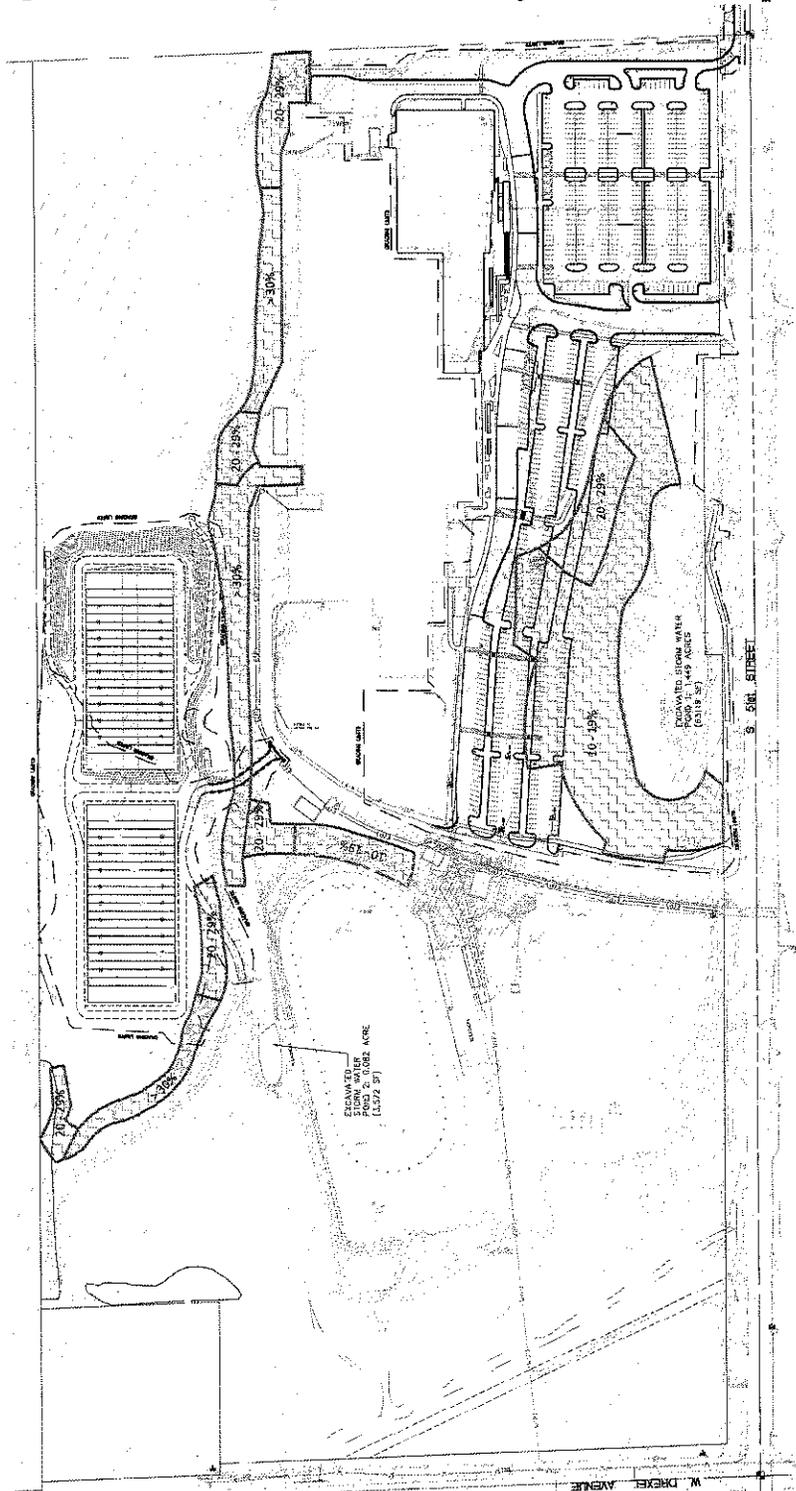
**KAMR & ASSOCIATES, INC.**  
 1000 W. WISCONSIN AVENUE, SUITE 100  
 MILWAUKEE, WI 53233

**SHEET INFORMATION**

PROJECT NUMBER: 1000  
 PROJECT NUMBER: 1000  
 DATE: APRIL 8, 2018

**STEEP SLOPES EXHIBIT MAP**

1



Toll Free (800) 242-8511  
 11111 Wisconsin Avenue, Suite 100  
 Hunt Valley, MD (410) 544-2289  
[www.DigestersHotline.com](http://www.DigestersHotline.com)

**LEGEND**

	STEEP SLOPES (SLOPE > 15%)
	STORM WATER STORAGE BASIN (2.145 ACRES)

**Attachment D: Woodlands**

- Existing Woodlands
  - Disturbed Woodlands Exhibit Map
- Disturbed Woodlands Exhibit Map with SEWRPC Aerial

✓

**Franklin Public Schools: Franklin High School – Addition & Renovations  
Interpretation of City of Franklin Unified Development Ordinance (UDO)  
Concerning Natural Resources Protection Standards**

**Natural Resource Protection Plan (NRPP)**

**Agency Permit Status:**

- Wisconsin Department of Natural Resources (DNR), Bureau of Endangered Resources (BER) Review: Review completed by DNR BER on February 19, 2013 (ERR Log #13-129). This document has been previously submitted to the City. **This document is not to be publicly disseminated.**
- DNR Notice of Intent/Wisconsin Pollutant Discharge Elimination System (WPDES) Permit approved May 31, 2013 (FIN 48730). This document is attached.
- DNR/US Army Corps of Engineers (ACOE) Wetland Impacts Permitting: Wetland General Permit (GP) application submitted to DNR and ACOE on June 21, 2013.<sup>1</sup>

---

<sup>1</sup> Permits for the 2<sup>nd</sup> practice football field have not been applied for at this time. As that project becomes more definite DNR and ACOE permitting will be applied for through the Individual Permitting process in which wetland mitigation will be required. Total site wetland impacts will be combined in consideration of required State Wetland Mitigation rules and regulations (site ingress, emergency vehicle access and 2<sup>nd</sup> practice football field area impacts will be combined at that time per discussions w/ DNR regulators). ✓







**Attachment E: Waterway, Floodplain & Wetland Exhibit Maps**

✓





epstein urban architects  
 1000 N. WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1111  
 FAX: 414.224.1112  
 WWW.EUD.AA.COM

PROJECT INFORMATION  
 FRANKLIN HIGH  
 SCHOOL RENOVATIONS  
 AND ADDITION  
 8222 S. 51st STREET  
 Franklin, WI 53132

FRANKLIN PUBLIC  
 SCHOOL DISTRICT  
 8223 W. FOREST HILL AVE.  
 Franklin, WI 53132

NE 1/4 S14 T6N R21E

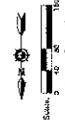
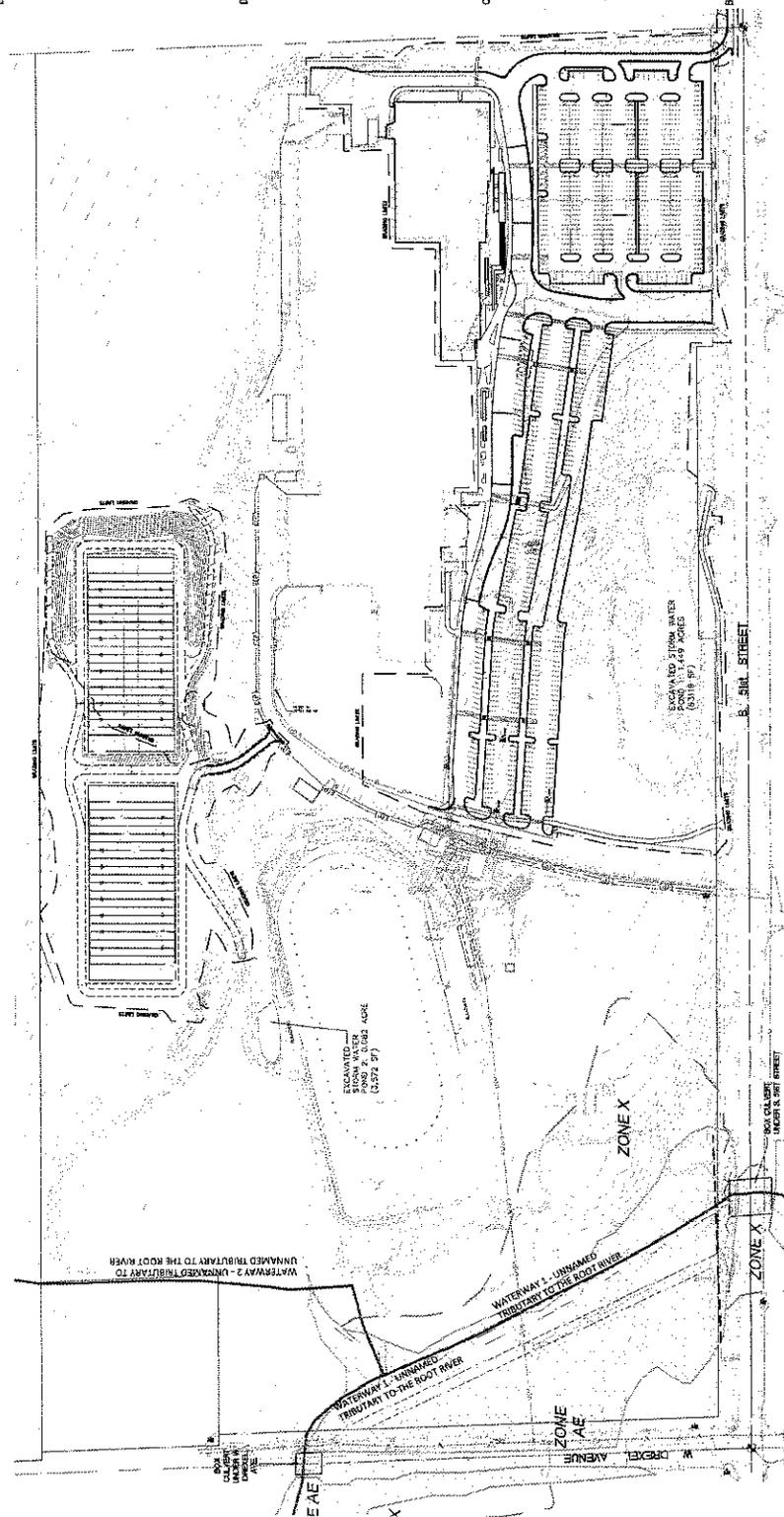
USDA/BLM/USFWS

NATURAL RESOURCE  
 PROTECTION PLAN  
 SUBMITTAL

NO.	DATE	DESCRIPTION
1	08/14/13	ISSUED FOR PERMIT
2	08/14/13	ISSUED FOR PERMIT
3	08/14/13	ISSUED FOR PERMIT
4	08/14/13	ISSUED FOR PERMIT



K&A ASSOCIATES, INC.  
 1000 N. WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1111  
 FAX: 414.224.1112  
 WWW.KANDASSOCIATES.COM



SHEET INFORMATION

PROJECT MANAGER: RAY  
 PROJECT NUMBER: 334540  
 DATE: APRIL 2013

FLOODPLAIN  
 EXHIBIT MAP

3

**DIGESTIVE MOTIVE**  
 Toll Free (800) 245-5811  
 1400 N. WISCONSIN AVENUE  
 HEERING IMPAIRED TDD (800) 542-2288  
 www.diggestivemotive.com

LEGEND

[Symbol]	ZONE X FLOODPLAIN - 1% FLOOD
[Symbol]	ZONE A/E FLOODPLAIN - 1% FLOOD
[Symbol]	ANNUAL FLOOD PLAIN
[Symbol]	PERMANENT WATERWAY
[Symbol]	EXISTING 1' CONTOURS



epstein urban : architects  
 1000 W. 10TH STREET, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.EPSTEINURBAN.COM

**PROJECT INFORMATION**  
 FRANKLIN HIGH  
 SCHOOL RENOVATIONS  
 AND ADDITION  
 8222 S. 51st STREET  
 FRANKLIN, WI 53132  
 FRANKLIN PUBLIC  
 SCHOOL DISTRICT  
 8225 W. Forest Hill Ave.  
 Franklin, WI 53132

NE 1/4 S14 T5N R21E  
 SEQUENCE AND NUMBER  
**NATURAL RESOURCE  
 PROTECTION PLAN  
 SUBMITTAL**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/15/10	ISSUE FOR PERMIT
2	04/15/10	ISSUE FOR PERMIT
3	04/15/10	ISSUE FOR PERMIT



KAPPA ASSOCIATES, INC.  
 1000 W. 10TH STREET, SUITE 100  
 DENVER, CO 80202

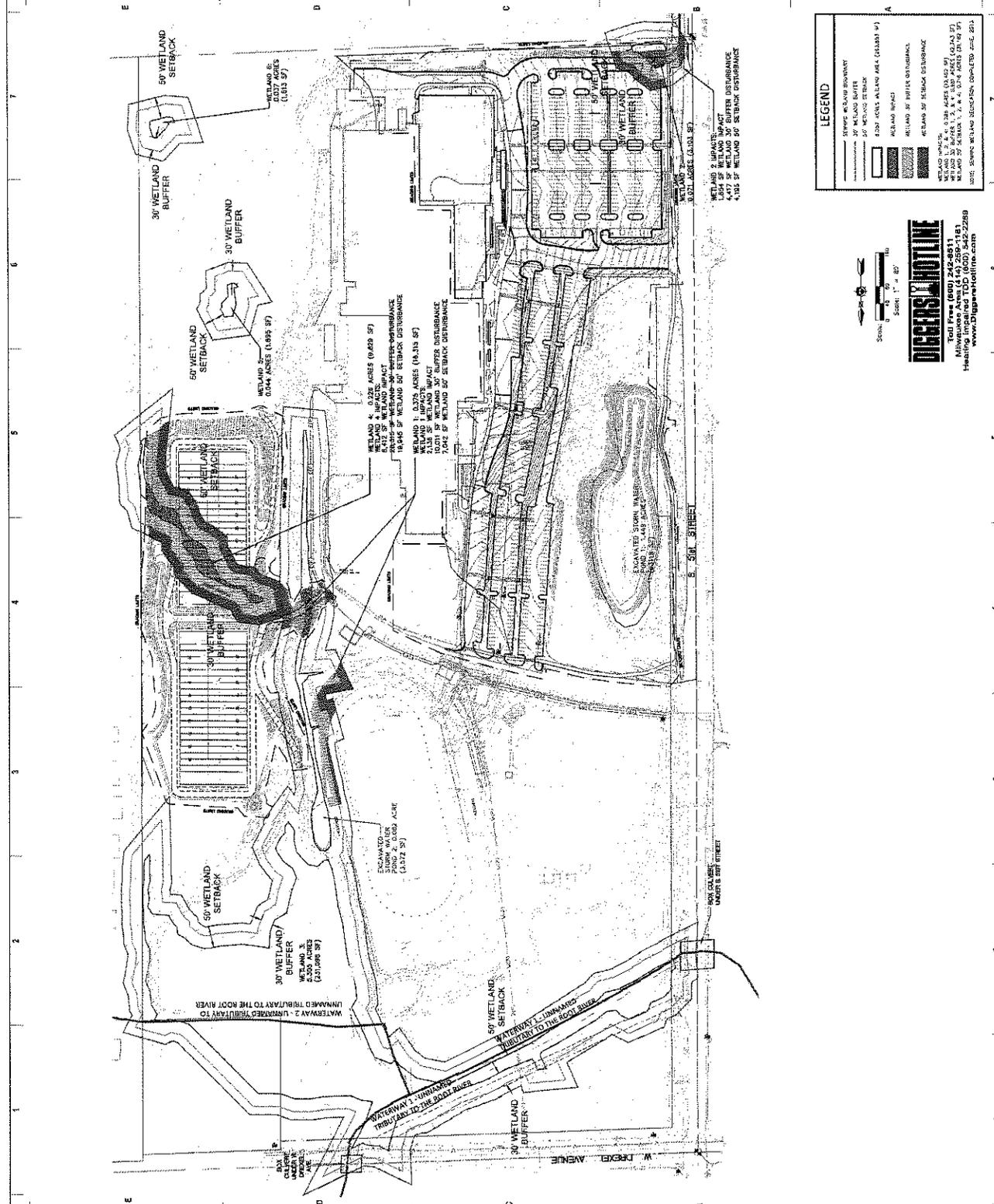
SHEET INFORMATION

**LEGEND**

- SEWER WETLAND BOUNDARY
- 30' WETLAND BUFFER
- 50' WETLAND BUFFER
- 50' WETLAND SETBACK
- 30' WETLAND SETBACK
- WETLAND IMPACT
- WETLAND OF BUFFER OBSTACLE
- WETLAND OF SETBACK OBSTACLE

WETLAND #1 IMPACT: 1.534 ACRES (0.452 SF)  
 WETLAND #2 IMPACT: 1.417 ACRES (0.422 SF)  
 WETLAND #3 IMPACT: 1.489 ACRES (0.452 SF)  
 WETLAND #4 IMPACT: 1.489 ACRES (0.452 SF)  
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 WETLAND #20 IMPACT: 1.489 ACRES (0.452 SF)

WETLAND EXHIBIT  
 MAP  
**4**



**DIGGERS HOTLINE**  
 Toll Free (800) 443-5911  
 Main (303) 443-5911  
 Fax (303) 443-5912  
 Hearing Impaired TDD (800) 542-2288  
 www.DiggersHotline.com

**Attachment F: Natural Resource Overview Map**

✓



epstein | thorn | architects  
 400 WEST WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.2289  
 FAX: 414.224.2288  
 WWW.EUAA.COM

**PROJECT INFORMATION**  
**FRANKLIN HIGH SCHOOL RENOVATIONS AND ADDITION**  
 8222 S. 51st STREET  
 Franklin, WI 53132  
**FRANKLIN PUBLIC SCHOOL DISTRICT**  
 8225 W. Forest Hill Ave  
 Franklin, WI 53132

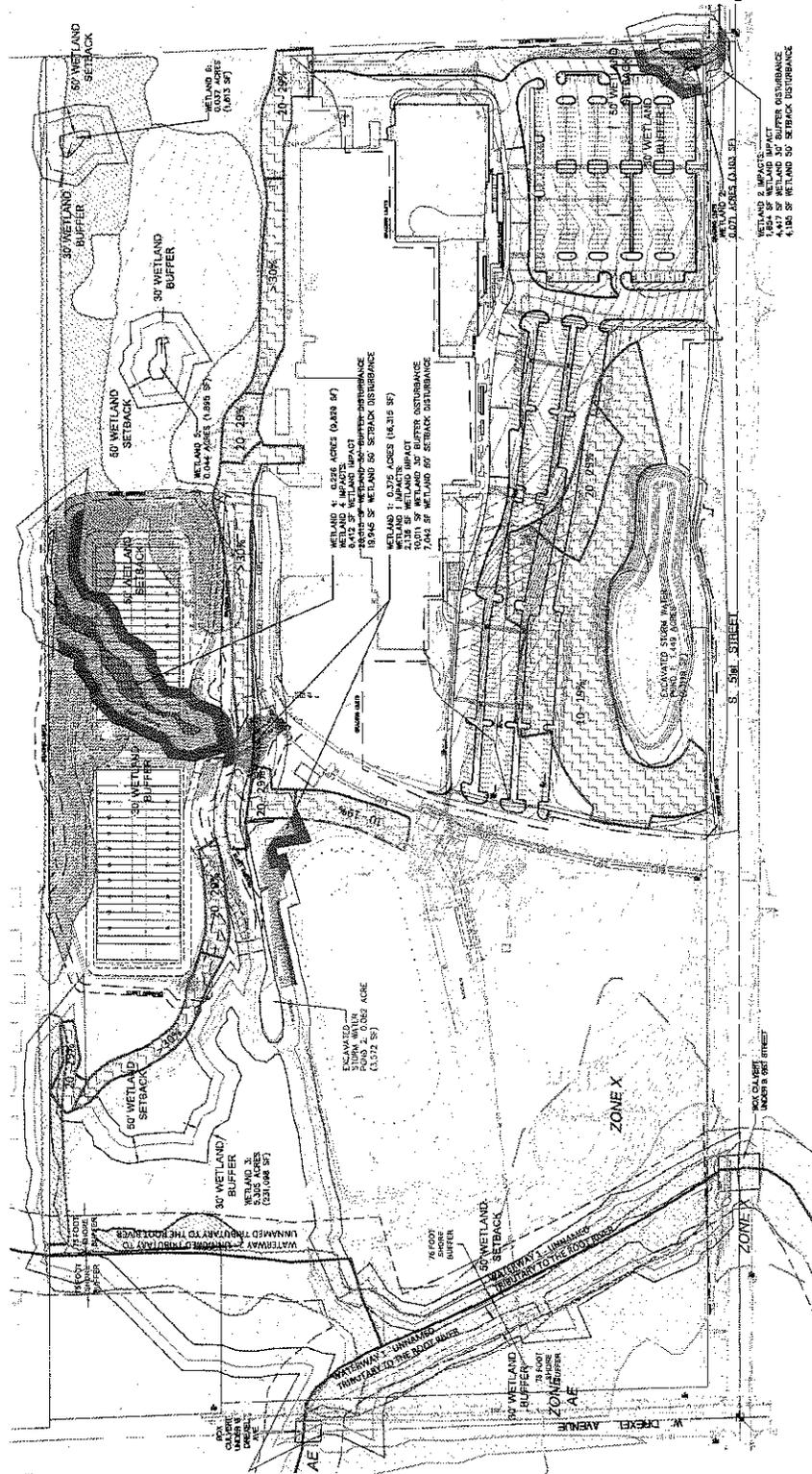
**ISSUANCE AND DIVISIONS**  
**NATURAL RESOURCE PROTECTION PLAN**  
**SUBMITTAL**

**REVISIONS**

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**K&A ASSOCIATES, INC.**  
 1000 W. WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414.224.2289  
 FAX: 414.224.2288  
 WWW.KANDASSOCIATES.COM



**WPDES Permit**

✓

**State of Wisconsin**  
DEPARTMENT OF NATURAL RESOURCES  
Southeast Region Headquarters  
2300 N Dr ML King Drive  
Milwaukee, WI 53212

Scott Walker, Governor  
Cathy Stepp, Secretary  
Eric Nitschke, Regional Director  
Telephone (414) 263-8500  
FAX (414) 263-8716  
TDD (414) 263-8713



May 31, 2013

Steve Patz  
Franklin Public School District  
8255 West Forest Hill Ave.  
Franklin, WI 53132

**SUBJECT:** Coverage Under WPDES General Permit No. WI-S067831-4: Construction Site Storm Water Runoff  
**Permittee Name:** Franklin Public School District  
**Site Name:** Franklin High School  
**FIN:** 48730

Dear Permittee:

The Wisconsin Department of Natural Resources received your Water Resources Application for Project Permits or Notice of Intent, on May 17, 2013, for the Franklin High School site and has evaluated the information provided regarding storm water discharges from your construction site. We have determined that your construction site activities will be regulated under ch. 283, Wis. Stats., ch. NR 216, Wis. Adm. Code, and in accordance with Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit No. WI-S067831-4, Construction Site Storm Water Runoff. All erosion control and storm water management activities undertaken at the site must be done in accordance with the terms and conditions of the general permit.

**This permit does not cover any wetland disturbance, you must check with Jesse Jensen, Water Resources Specialist at (262) 574-2132 if there is a possibility of wetlands being disturbed.**

The **Start Date** of permit coverage for this site is May 31, 2013. The maximum period of permit coverage for this site is limited to 3 years from the **Start Date**. Therefore, permit coverage automatically expires and terminates 3 years from the Start Date and storm water discharges are no longer authorized unless another Notice of Intent and application fee to retain coverage under this permit or a reissued version of this permit is submitted to the Department 14 working days prior to expiration.

A copy of the general permit along with extensive storm water information including technical standards, forms, guidance and other documents is accessible on the Department's storm water program Internet site. To obtain a copy of the general permit, please download it and the associated documents listed below from the following Department Internet site:  
<http://dnr.wi.gov/topic/stormwater/construction/forms.html>

- Construction Site Storm Water Runoff WPDES general permit No. WI-S067831-4
- Construction site inspection report form
- Notice of Termination form

If, for any reason, you are unable to access these documents over the Internet, please contact me and I will send them to you.

To ensure compliance with the general permit, please read it carefully and be sure you understand its contents. Please take special note of the following requirements (This is not a complete list of the terms and conditions of the general permit.):

1. The Construction Site Erosion Control Plan and Storm Water Management Plan that you completed prior to submitting your permit application must be implemented and maintained throughout construction. Failure to do so may result in enforcement action by the Department.

2. The general permit requires that erosion and sediment controls be routinely inspected at least every 7 days, and within 24 hours after a rainfall event of 0.5 inches or greater. Weekly written reports of all inspections must be maintained. The reports must contain the following information:

- a. Date, time, and exact place of inspection;
- b. Name(s) of individual(s) performing inspection;
- c. An assessment of the condition of erosion and sediment controls;
- d. A description of any erosion and sediment control implementation and maintenance performed;
- e. A description of the site's present phase of construction.

3. A **Certificate of Permit Coverage** must be posted in a conspicuous place on the construction site. The Certificate of Permit Coverage (WDNR Publication # WT-813) is enclosed for your use.

4. When construction activities have ceased and the site has undergone final stabilization, a Notice of Termination (NOT) of coverage under the general permit must be submitted to the Department.

It is important that you read and understand the terms and conditions of the general permit because they have the force of law and apply to you. Your project may lose its permit coverage if you do not comply with its terms and conditions. The Department may also withdraw your project from coverage under the general permit and require that you obtain an individual WPDES permit instead, based on the Department's own motion, upon the filing of a written petition by any person, or upon your request.

If you believe that you have a right to challenge this decision to grant permit coverage, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to s. 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with s. NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with s. NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

Thank you for your cooperation with the Construction Site Storm Water Discharge Permit Program. If you have any questions concerning the contents of this letter or the general permit, please contact me at (414) 263-8485.

Sincerely,

  
Jamie Lambert  
Southeast Region  
Storm Water Management Specialist

ENCLOSURE: Certificate of Permit Coverage



# CERTIFICATE OF PERMIT COVERAGE

UNDER THE  
WPDES CONSTRUCTION SITE STORM WATER RUNOFF PERMIT  
Permit No. WI-S067831-4

Under s. NR 216.455(2), Wis. Adm. Code, landowners of construction sites with storm water discharges regulated by the Wisconsin Department of Natural Resources (WDNR) Storm Water Permit Program are required to post this certificate in a conspicuous place at the construction site. This certifies that the site has been granted WDNR storm water permit coverage. The landowner must implement and maintain erosion control practices to limit sediment-contaminated runoff to waters of the state in accordance with the permit.

## EROSION CONTROL COMPLAINTS should be reported to the WDNR Tip Line at **1-800-TIP-WDNR (1-800-847-9367)**

Please provide the following information to the Tip Line:

WDNR Site No. (FIN): 48730

Site Name: Franklin High School

Address/Location: 8222 S 51 St. City of FRANKLIN

Additional Information:

Landowner: Franklin Public School District

Landowner's Contact Person: Steve Patz

Contact Telephone Number: (414) 529-8220

Permit Start Date: May 31, 2013

By: *Jamie D. Lambert*

WDNR Publication # WT-813 (10/11)

### City of Franklin Environmental Commission

TO: Common Council  
 DATE: August 2, 2013  
 RE: Special Exception application review and recommendation  
 APPLICATION: Franklin School District No. 5, Applicant, dated: April 5, 2013

#### **I. §15-9.0110 of the Unified Development Ordinance Special Exception to Natural Resource Feature Provisions Application information:**

Unified Development Ordinance Section(s) from which Special Exception is requested: *Part 4: Natural Resource Protection, Division 15-4.0100 Natural Resources, Section 15-4.0102 Wetland and Wetland Buffer (nonresidential) protection standard (100%); mitigation is not permitted. Under Section 15-9.0110 this application is being submitted for a special exception. Per the City of Franklin Unified Development Ordinance (UDO) wetland buffers have a 100% protection standard. Under certain circumstances, the City of Franklin may permit mitigation. "Mitigation of any wetland where permitted, allowed or required ... shall be made at a ratio of 1.5 times the wetland buffer acreage permanently disturbed (which means 1.5 acres of compensation for each acre of impacted wetland)." (UDO, Part 4, Division 15-4.0100, Section 15-4.0103, E (1), Page 4-8)*

#### **1. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions):**

- *Approximately 12,402 square feet of wetland*
- *Approximately 36,916 square feet of wetland buffer*
- *Approximately 26,288 square feet of wetland setback*

*In addition, according to the applicant, approximately 97,304 square feet (2.23 acres) of the total 393,883 square feet (9.04 acres) of mature woodlands within the site will be disturbed; therefore, approximately 25% of the mature woodlands will be removed leaving 75% protected. In addition, approximately 17,850 square feet (0.41 acres) of the total 122,502 square feet (2.81 acres) of young woodlands within the site will be disturbed; therefore, approximately 15% of the young woodlands will be removed leaving 85% protected. The Unified Development Ordinance (UDO) allows 30% of mature woodlands and 50% of young woodlands to be impacted by development.*

## 2. Applicant's reason for request:

- *Construction of needed site ingress (18-foot wide; 1-lane; 1-way; 3:1 side slopes) off of South 51" Street to a proposed parking lot to help alleviate parking and traffic congestion. This effort has been supported by the City of Franklin.*
- *Construction of an emergency vehicle, ADA and maintenance access (14-foot wide; 3:1 side slopes) to a proposed new football field. Emergency access to the proposed new field(s) has been supported by the City.*
- *Construction of proposed southern practice football field.*
- *Construction of a walkway near the school's running track will lead to wetland buffer impacts.*

## 3. Applicant's reason why request appropriate for Special Exception:

*Franklin High School is an established comprehensive school facility situated on an SO-acre (approximate) parcel. Franklin High School, originally constructed in the early 1960s, has been expanded 6-times to meet the needs of faculty and students. The School District needs to improve a number of facilities which has been supported by the general public (via voting on a referendum) and the City. The School District has held a number of meetings with the City and surrounding public (community workshops) for this project.*

*Site improvements serving the only comprehensive high school for the area are necessary to meet growing demands of the area served by the District. The City has a population of approximately 36,000 (as of the 2010 census) and is one of the fastest growing areas in Metro Milwaukee. Approximately 1,450 student attend Franklin High School on an annual basis and approximately 105 certified staff members teach at the School; in addition a number of other faculty serve the District at the High School facility.*

*The Franklin High School site is land-locked with no opportunity for land expansion. A City fire station and West Drexel Avenue are located to the north, residential areas are located to the east and south, and South 51" Street and residential areas are located to the west. To build an entirely new high school campus would require voter approval, which would likely be turned down as it is not a responsible use of tax-payer dollars considering that the existing facility allows for the proposed improvements.*

*The proposed project will lead to impacts to wetland and wetland buffer which will require approval by the City of Franklin. As a result the School District will mitigate for wetland loss at a 1.5:1 ratio and will enhance portions of the current wetland areas which will remain undisturbed. Minimization and reduction of wetland impacts utilizing the practicable alternatives analysis approach has taken place for this project by stakeholders. The proposed project offers numerous*

*benefits to the community as outlined above. It is the intent of the proposed mitigation approach to improve functional value, preserve and enhance remaining natural resource features.*

*Project plans have been included with this submittal within the Natural Resources Protection Plan. A separate written Mitigation Plan along with design Mitigation Plans and Details are also included with this submittal.*

## **II. Environmental Commission review of the §15-9.0110C.4.f. Natural Resource Feature impacts to functional values:**

1. **Diversity of flora including State and/or Federal designated threatened and/or endangered species:** *No significant impacts. Please refer to attached DNR BER Review pertaining NHI review. SEWRPC identified a special concern tree within the mature woodland during their field visits. This portion of the site will remain undisturbed during construction.*
2. **Storm and flood water storage:** *No significant impacts. Site runoff will be properly redistributed and will ultimately discharge to same locations.*
3. **Hydrologic functions:** *No significant impacts.*
4. **Water quality protection including filtration and storage of sediments, nutrients or toxic substances:** *No significant impacts.*
5. **Shoreline protection against erosion:** *No significant impacts.*
6. **Habitat for aquatic organisms:** *No significant impacts.*
7. **Habitat for wildlife:** *No significant impacts.*
8. **Human use functional value:** *No significant impacts.*
9. **Groundwater recharge/discharge protection:** *No significant impacts.*
10. **Aesthetic appeal, recreation, education, and science value:** *No significant impacts. Project will improve recreational value of the site by the addition of athletic fields for public use. The school may pursue utilization of the existing natural resource areas and areas of proposed wetland enhancement/mitigation for purpose of educational instruction.*
11. **State or Federal designated threatened or endangered species or species of special concern:** *No significant impacts. Please refer to DNR BER Review which has been previously submitted. This information is not to be publicly disseminated*

12. Existence within a Shoreland: *No Impacts.*

13. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time: *No impacts. Mitigation will improve portions of the secondary environmental corridor through invasive species management.*

**III. Environmental Commission review of the §15-10.0208B.2.d. factors and recommendations as to findings thereon:**

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *The Franklin High School expansion is being requested to meet the growing demand of the Franklin School District and the community which it serves.*

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

a. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives: *It would be unreasonably burdensome for Franklin Public Schools to comply with all of the City's natural resource protection standards at the Franklin High School property. It would not be financially responsible for the School District to consider a new site for development of a new High School. The existing High School property offers room for the proposed improvements. Through the alternatives analysis process considerations have been made to reduce impacts to the wetland areas by minimizing access point side slopes and running the football access point through a narrower portion of the wetland.*  
; or

b. unreasonably and negatively impacts upon the applicants' use of the property and that there are no reasonable practicable alternatives:

3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: *The proposed Special Exception will not adversely affect the existing character of the neighborhood.* ; and

b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *The proposed Special Exception will not undermine the ability to apply or enforce natural resource protection requirements with respect to other properties.* ; and

- c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *The proposed Special Exception will be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement.* ; and
- d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*): *N/A*

**IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:**

- 1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks: *The improvements on the Franklin High School property, including those associated with the proposed expansion, all conform to the setback requirements of the I-1 Institutional District.*
- 2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: *The proposed improvements to the Franklin High School facility were supported by a voter referendum in November, 2012.*
- 3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The existing and future use of the site is a secondary educational institution with accessory athletic facilities and parking facilities.*
- 4. Aesthetics: *The overall aesthetics of the site will not be significantly impacted by the proposed special exception.*
- 5. Degree of noncompliance with the requirement allowed by the Special Exception: *The proposed Special Exception will disturb approximately 12,402 square feet of wetland, 36,916 square feet of wetland buffer and 26,288 square feet of wetland setback.*
- 6. Proximity to and character of surrounding property: *Single-family and two-family residences and a City fire station to the north and single-family residences to the east, west and south.*
- 7. Zoning of the area in which property is located and neighboring area: *The Franklin High School property is zoned I-1 Institutional District, FW Floodway District and C-1 Conservancy District. The adjacent properties to the north are zoned R-6 Suburban Single-Family Residence District, R-7 Two-Family Residence District and I-1*

*Institutional District, the single-family homes to the east and west are zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District and the single-family residences to the south are zoned R-6 Suburban Single-Family Residence District.*

8. **Any negative effect upon adjoining property:** *The proposed Special Exception will not impact any adjoining properties negatively.*
9. **Natural features of the property:** *Franklin Public Schools is requesting a Special Exception to Natural Resource Feature Provisions of the Unified Development Ordinance to allow site improvements associated with the Franklin High School expansion resulting in impacts to three wetlands and their associated wetland buffers and wetland setbacks. There are many other natural resource features on the Franklin High School property including: mature woodlands, young woodlands, wetlands, wetland buffers, wetland setbacks, shore buffer and a navigable stream and its associated floodplain.*
10. **Environmental impacts:**
  - *Approximately 12,402 square feet of wetland*
  - *Approximately 36,916 square feet of wetland buffer*
  - *Approximately 26,288 square feet of wetland setback*

*In addition, according to the applicant, approximately 97,304 square feet (2.23 acres) of the total 393,883 square feet (9.04 acres) of mature woodlands within the site will be disturbed; therefore, approximately 25% of the mature woodlands will be removed leaving 75% protected. In addition, approximately 17,850 square feet (0.41 acres) of the total 122,502 square feet (2.81 acres) of young woodlands within the site will be disturbed; therefore, approximately 15% of the young woodlands will be removed leaving 85% protected. The Unified Development Ordinance (UDO) allows 30% of mature woodlands and 50% of young woodlands to be impacted by development.*

#### **V. Environmental Commission Recommendation:**

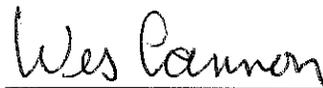
The Environmental Commission has reviewed the subject Application pursuant to §15-10.0208B. of the Unified Development Ordinance and makes the following recommendation:

1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.
2. The Environmental Commission recommends [*approval*] of the Application upon the aforesaid recommendations for the reasons set forth therein.

3. The Environmental Commissions recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
- a. Staff recommends a long-term maintenance plan for the proposed wetland, wetland buffer and wetland setback creation and enhancement areas for review and approval by Department of City Development staff, prior to issuance of a building permit.
  - b. A written Conservation Easement shall be submitted for review and approval by the Common Council and must reflect the most up-to-date delineations, prior to issuance of a building permit
  - c. All required approvals and permits from the Army Corp of Engineers, the Wisconsin Department of Natural Resources and Federal Emergency Management Agency (FEMA) as may be necessary be obtained, prior to issuance of a building permit.
  - d. That the applicant returns to the Environmental Commission for review if the southernmost practice field grading is not started before July 24, 2015.

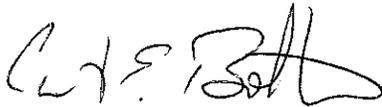
The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the 24<sup>th</sup> day of July, 2013.

Dated this 2<sup>nd</sup> day of August, 2013.



Wes Cannon, Chairman

Attest:



Curtis Bolton, Vice-Chairman



## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of August 8, 2013

## Natural Resource Special Exception

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**RECOMMENDATION:** City Development Staff recommends approval of the Natural Resource Special Exception, subject to the conditions of approval in attached draft Standards Findings and Decision.

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<b>Project Name:</b>	Natural Resource Special Exception (NRSE) Request and Mitigation Plan for the proposed Franklin High School Expansion
<b>Project Address:</b>	8222 South 51 <sup>st</sup> Street
<b>Applicant:</b>	Franklin School District #5
<b>Property Owner:</b>	Franklin School District #5
<b>Current Zoning:</b>	I-1 Institutional District, FW Floodway District and C-1 Conservancy District
<b>2025 Comprehensive Plan:</b>	Institutional and Areas of Natural Resource Features
<b>Use of Surrounding Properties:</b>	Single-family residential, two-family residential and a City fire station to the north, and single-family residential to the south, east and west.
<b>Applicant's Action Requested:</b>	Recommendation to the Common Council for approval of the proposed special exception to natural resource feature provisions.

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**INTRODUCTION:**

The applicant is requesting approval of a Natural Resource Special Exception (NRSE) and Mitigation Plan for proposed site modifications to Franklin High School. The High School is proposing two building additions, a parking lot expansion and two practice football fields. According to the applicant, the Franklin High School expansion will impact the following protected natural resource features, which all contain a 100% protection standard:

- Approximately 12,402 square feet of wetland
- Approximately 36,916 square feet of wetland buffer
- Approximately 26,288 square feet of wetland setback

In addition, according to the applicant, approximately 97,304 square feet (2.23 acres) of the total 393,883 square feet (9.04 acres) of mature woodlands within the site will be disturbed; therefore, approximately 25% of the mature woodlands will be removed leaving 75% protected. In addition, approximately 17,850 square feet (0.41 acres) of the total 122,502 square feet (2.81 acres) of young woodlands within the site will be disturbed; therefore, approximately 15% of the

young woodlands will be removed leaving 85% protected. The Unified Development Ordinance (UDO) allows 30% of mature woodlands and 50% of young woodlands to be impacted by development.

Furthermore, the following resources exist on the site, but will not be impacted or are exempt from natural resource protection standards per Section 15-4.0102 of the UDO:

#### Protected Natural Resources to Remain Undisturbed

- The East Branch of the Root River and an unnamed tributary of the Root River labeled Waterways 1 and 2 on the applicant's Natural Resource Protection Plan (NRPP) exhibits.
- Shore Buffer
- Floodfringe, Floodway and Floodlands
- Wetlands 3, 5 and 6 (Note: Wetland 3 is the only Shoreland Wetland onsite)

#### Natural Resources Exempt from Protection

- Excavated Stormwater Pond 1, located along 51<sup>st</sup> Street on the west central portion of the property, is exempt per Section 15-4.0102J. of the UDO as a sedimentation and stormwater detention basin. The applicant has provided a letter, dated February 6, 2013, from the WDNR and a letter, dated February 20, 2013 from the ACOE indicating the pond is an existing stormwater pond and exempt from State and Federal regulations.
- Steep slopes exist onsite; however, the applicant has indicated that these are man-made steep slopes and not required for protection (per 15-4.0102A. and the "Slope, Steep" definition in Part 11 of the UDO). In review of aerial photographs and grading plans for the school, staff agrees that these are man-made steep slopes.

At their July 24, 2013 meeting, the Environmental Commission recommended approval of the Franklin High School Natural Resource Special Exception Application subject to the following:

1. That a long-term maintenance plan for the proposed wetland, wetland buffer and wetland setback creation and enhancement areas for review and approval by Department of City Development staff, prior to issuance of a building permit.
2. A written Conservation Easement shall be submitted for review and approval by the Common Council and must reflect the most up-to-date delineations, prior to issuance of a building permit.
3. All required approvals and permits from the Army Corp of Engineers, the Wisconsin Department of Natural Resources and Federal Emergency Management Agency (FEMA) as may be necessary be obtained, prior to issuance of a building permit.
4. That the applicant returns to the Environmental Commission for review if the southernmost practice field grading is not started before July 24, 2015.

The Environmental Commission's review and recommendation is attached for consideration.

**PROJECT DESCRIPTION:**

Kapur & Associates Consulting Engineers has provided a Natural Resource Protection Plan (NRPP) for the subject 71.32-acre property, dated July 15, 2013. Protected natural resource features onsite include mature and young woodlands, streams, shore buffers, floodplain and floodways, wetlands and a shoreland wetland and the associated wetland buffers and setbacks.

The requested Special Exception to Natural Resource Feature Provisions is for the purpose of allowing for the filling and paving of:

- a portion of Wetland 1 (approximately 2,136 square feet);
- a portion of Wetland 1 buffer (approximately 10,011 square feet);
- a portion of Wetland 1 setback (approximately 7,042 square feet);
- a portion of Wetland 2 (approximately 1,854 square feet);
- a portion of Wetland 2 buffer (approximately 4,417 square feet);
- a portion of Wetland 2 setback (approximately 4,195 square feet);
- a portion of Wetland 4 (approximately 8,412 square feet);
- a portion of Wetland 4 buffer (approximately 28,315 square feet);
- a portion of Wetland 4 setback (approximately 19,954 square feet);

The applicant has provided further details in the NRSE Question and Answer Form (attached). The applicant has indicated that there are no alternatives to avoid the impacts to the wetlands, buffers and setbacks while still meeting stormwater management requirements and the school's needs for additional parking.

Finally, as part of this Special Exception to Natural Resource Feature Provisions, the applicant has submitted a Mitigation Plan as required by Section 15-4.0103 of the City of Franklin Unified Development Ordinance. The applicant is proposing approximately 20,010 square feet of wetland mitigation area, 15,324 square feet of wetland buffer mitigation area, 9,688 square feet of new wetland setback area and 47,817 square feet of wetland buffer enhancement area, in the northwest corner of the site along the East Branch of the Root River.

**STAFF RECOMMENDATION:**

City Development Staff recommends approval of the Natural Resource Special Exception, subject to the conditions of approval in the attached draft Standards Finding and Decision.



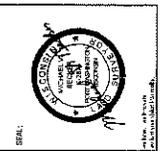
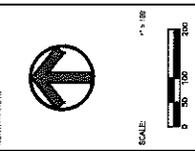
KASPER & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
211 N. Lincoln, Madison, WI 53703  
Phone: (608) 261-1888  
www.kasperinc.com

**BOUNDARY/SITE SURVEY**  
FRANKLIN HIGH SCHOOL  
8222 S. 51st ST.  
FRANKLIN, WI 53132-9276XX

**CLIENT:**  
FRANKLIN SCHOOL DISTRICT #5

**RELEASE:**

Table with 2 columns: #, DATE, DESCRIPTION



**BOUNDARY/SITE SURVEY**

**\$100**

PAGE 1 OF 7 BOUNDARY / SITE SURVEY

HORIZONTAL/VERTICAL CONTROL POINT TABLE

Table with columns: NO, NORTING, EASTING, ELEV, OBSERVATION, DATE

Table with columns: NO, DESCRIPTION, DATE, ELEV

NE 1/4, SEC. 14, T.8 N., R.31 E.  
The following is a list of all points used in this survey...  
The survey was conducted on January 20, 2012.

**FIELD OBSERVATIONS:**  
Comprising the Northwest corner of said Northeast 1/4 of Section 14, thence North 87°25'00" East along the north line of said Northeast 1/4 of Section 14, 50.00 feet, thence South 87°25'00" East along the east line of said Northeast 1/4 of Section 14, 100.00 feet, thence South 87°25'00" East along the south line of said Northeast 1/4 of Section 14, 100.00 feet, thence North 87°25'00" West along the west line of said Northeast 1/4 of Section 14, 100.00 feet, thence North 87°25'00" West along the north line of said Northeast 1/4 of Section 14, 50.00 feet, to the point of beginning.

**UTILITY STATEMENT:**  
The underground utilities shown have been located from field survey information and existing records. The Surveyor makes no warranty that the underground utilities shown are correct or that they are not shown. The Surveyor is not responsible for any damage to or destruction of underground utilities.

**STATEMENT OF WORK:**  
I hereby certify that I have made a survey of the land shown and the boundaries of the land as shown and the location of the improvements on said land, to the best of my knowledge and belief. This survey is made for the exclusive use of the present owner.

Dated this 20th day of January, 2012  
Michael V. Becker  
State of Wisconsin  
No. 12345

Background Labeled by:  
Total Area: 200,000 sq. ft.  
Map Scale: 1" = 100'

**LEGEND:**  
STYPES AND PATTERNS:  
- DASH MARK: POLE TOP MARKS  
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